



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	1450 W Craig
A/P # /PPR # /Plat #	2207082
Date:	5/16/2017
Code Issue:	Flood Permit
Code Sections:	35-F142

Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Equity Trust Co. FBO John F Hennessey	
Company:		
Address:	110 Park Lane Victoria, Tx 77904	
Tel #: Email	(361) 652-3489 Email: john.hennessey8@gmail.com	
Consultant:		
Company:		
Address:		
Tel #: Email		
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions

- ☐ Time Extension ☐ Sidewalk ☒ Floodplain Permit ☐ Completeness Appeal
☐ Other _____
- City Council District 1 Ferguson Map Grid _____ Zoning District R4
- San Antonio City Limits ☒ Yes ☐ No
- Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
- Previous/existing landfill? ☐ Yes ☒ No
- Parkland Greenbelts or open space? Floodplain? ☒ Yes ☐ No

Date: 2017/05/16

Administrative Exception / Variance Request Review
City of San Antonio
Development Services Department 1901 S. Alamo
San Antonio, TX 78204

Project Name: 1450 W Craig Pl Rehab - Permit Application 2207082

- ☐ Administrative Exception Environmental
- ☒ Variance
- ☐ Subdivision Platting Variance – Time Extension

Dear Development Services,

We purchased 1450 W Craig with the intention of rehabbing it and extending its current life as a rental property. Our intention was, and remains, to create an improved residence that brings a positive benefit to the neighborhood and community and one restored in compliance with current building standards. The building, though structurally sound, requires more repairs than would allow us to comply with the 50% rule. Our intention is to improve the home sufficiently to meet the current building standards.

We are seeking a variance from UDC 35-F142, which limits substantial improvement in the floodplain. The variance as proposed is the minimum necessary to afford relief from UDC 35-F142 with minimum deviation, considering the flood hazard. Currently, the finished floor elevation of the existing home is more than 1' above the base flood elevation of a 100 year flood event. This complies with current floodplain standards. We propose to retain the finish floor at no less than its current elevation. Current elevation of the finish floor is confirmed in the attached elevation certificate from registered surveyor.

The lowest adjacent grade, per the elevation certificate, is below the base flood elevation. This is not in compliance with current floodplain standards. However, rather than raise the adjacent grade above the base flood elevation using fill (which is impractical), we are proposing to install foundation piers of a robust design, capable of weathering flood conditions. Our specific foundation design has been certified by a Registered Civil Engineer as able to withstand the forces of a 100 year flood event. A copy of this certification is attached.

The house is located along the perimeter of the floodplain, so it only experiences minor flooding during a 100 year flood. The finish floor elevation is 14" above the base flood elevation. Only about 20% of the house is located within the 100 year floodplain. Of the affected piers in that 20%, the most that any would be submerged is less than 8 inches. Attached is a survey which has the 100 year floodplain boundary identified, which shows the portion of the residence within the floodplain.

The foundation pier design incorporates 43 engineered, steel reinforced piers, 12 inches in diameter. The new piers (footings) will be dug so they bear on undisturbed soil, a minimum of 3 feet below existing grade. Each pier will be secured to beam using Simpson HTT4 tension tie. Sketch of tension-tie, footing design and pier layout plan are attached.

The foundation design includes enclosing the area beneath the finished floor consistent with FEMA Technical Bulletin 1, 'Openings in Foundation Walls and Walls of Enclosures'. The proposed design utilizes flood-resistant material (stucco) for the skirting with vent openings of adequate size and quantity as recommended in the bulletin. The design complies with remaining requirements of Sec 35-F141 & 35-F142 including that electrical and mechanical equipment be installed a minimum of one (1) foot above the regulatory floodplain.


Failure to grant this variance, would result in an exceptional hardship to my wife and I. The residence, though structurally sound, requires rehab work that exceeds 50% of the current property value. A significant part of structural rehab work was done by the previous owners, but both structural and cosmetic improvements remain and must be completed for the project to have value and achieve the original objective. Major repairs were completed by the previous owner, to abate fire damage sustained by the residence during a February 2016 fire. The entire roof structure (framing and decking) including the shingles and moisture barrier, was replaced by the previous owner. They also began the major foundation, as needed to withstand the forces of a 100 year flood event. We paid for those improvements, which are significant costs, as part of the purchase price of the home in its current condition. The rehab project as proposed, is a carefully engineered project, designed particularly for the residence's location within the 100 year floodplain. If the variance is approved and the project is completed as planned it will allow the property to be attractive as a rental property and an asset to the community. We have completed several other rehabs over the recent past and each is done with the same attention to detail and result. Completing the project as planned will result in a residence that is not a flood liability, nor a liability to the residents or to the community. Not granting the variance, and thus limiting the rehab to the 50% rule, would be disruptive to the successful completion of the project and leave it "half" finished, resulting in a significant financial loss. We are at the end of our earning careers and would be unable to recover from such devastation. Completing the project as proposed will result in a win-win result.

Approval of the variance, will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances. In the event of a 100 year flood event, the event would not affect the health and safety of the residents. The residence would not be subject to water ingress of flood water inside the home or water damage, as the finish floor elevation is over a foot above the base flood elevation. By engaging a team of qualified technical resources, including (4) Registered Engineers, good engineering practice has been utilized in developing an alternate plan to lowest adjacent grade requirement of Sec. 35-142F (a) (1).

We trust it is apparent, that there is sufficient cause to approve the variance so that we can proceed with completion of the rehab of 1450 Craig. Thanks for your consideration.

Sincerely,

Signature and Title Block of Applicant


Signature of Owner (if applicable)

For Office Use Only:

AEVR #:

Date Received:

DSD – Director Official Action:

APPROVED

APPROVED W/ COMMENTS

DENIED

Signature:

Date:

Printed Name:

Title:

Comments:

List of Attachments

- *Attachment “1450 W Craig PI_Elev_Cert”_Elevation Certificate for Craig property. Surveyor of Record Rachel Lynn Hansen (Amerisurveyors)*
- *Attachment “Letter to COSA re FLOOD WATER FORCES on 1450 W. Craig”_Letter Certifying Foundation to be adequate to withstand 100 Year Flood. Engineer of Record Roy Ronnfeldt, PE of Ronnfeldt Engineering Consultants, Inc.*
- *Attachment “1450 W Craig (Survey w FEMA Overlay)” Surveyor of Record Rachel Lynn Hansen (Amerisurveyors)*
- *Attachment “Strong Tie HTT4 Tension-Tie” Info on Recommended Tension_Tie*
- *Attachment “1450 W Craig PI Found Repr Plan” Engr of Record Jose I Villarreal, PE*
- *Attachment “Pier (Footing) Design” Engr of Record Richard Leuvano, PE of Steinman Leuvano Structural Engineers*
- *Attachment “1450 W Craig PI Found Repr Det'ls” Engr of Record Jose I Villarreal, PE*