



**Town of Surfside Beach Construction Board of Appeals
Application for Variance**

843-913-6341(Phone) 843-839-0057(Fax)

OFFICE USE ONLY

Application #: _____

Date Filed: _____

Appeal No.: _____

Meeting Date: _____

Instructions – Submit this application to the Planning, Building & Zoning Department at 115 Hwy. 17 North, Surfside Beach, SC 29575. Applications are due 30 days prior to the scheduled meeting date and must be complete to be accepted and placed on the agenda.

THE APPLICANT HEREBY REQUESTS:

A Variance from the strict interpretation of the Town’s Flood Ordinance

Property Address _____ TMP# _____

Property Owner _____ Daytime Phone _____

Applicant _____ Daytime Phone _____

Applicant’s Mailing Address _____

_____ E-Mail Address _____

Relationship of applicant to owner (same, representative, prospective buyer, other) _____

Property is located in what flood zone? _____ Elevation Certificate Provided? _____

Information required with application: (Check information submitted)

Scaled plan(s) and/or plat(s), including elevations of structures and locations of structures (proposed and existing) showing the variance(s) being requested

DESIGNATION OF AGENT [Complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Owner Signature

Date

Owners Signature

I hereby certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there is any, and that I am the owner of the subject property or the authorized agent of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Date

Owners / Authorized Agent Signature

PLEASE BE SPECIFIC AS TO THE VARIANCE YOU ARE REQUESTING. PROVIDE SECTION OF THE FLOOD ORDINANCE IN WHICH YOU ARE REQUESTING RELIEF AND REASONS FOR THE RELIEF.

VARIANCE FORM

1. Applicant hereby appeals to the Construction Board of Appeals for a variance from the strict application of the flood ordinance applicable to the property described on page 1 of this document of the following provisions of the Flood Ordinance: _____

_____ so that a building permit may be issued to allow use of the property in a manner shown on the attached scaled plan or plat, described as follows: _____

2. Findings listed below shall be submitted to the appeal board, in writing, and included in the application for a variance for all that apply:

(a) The danger that materials may be swept onto other lands to the injury of others;

(b) The danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;

(c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage to the individual owner;

(d) The importance of the services provided by the proposed facility to the community;

(e) The necessity to the facility of a waterfront location, where applicable;

(f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(g) The compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(h) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

(i) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges; and

(j) Agricultural structures must be located in wide, expansive floodplain areas, where no other alternative location for the agricultural structure exists. The applicant must demonstrate that the entire farm acreage, consisting of a contiguous parcel of land on which the structure is to be located, must be in the special flood hazard area and no other alternative locations for the structure are available.

3. The following documents are submitted and attached in support of this application:

Upon consideration of the factors listed above and the purposes of this chapter, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. The following conditions shall apply to all variances:

- (1) Variances may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations or ordinances.
- (2) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (3) Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- (4) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and a written statement that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. Such notification shall be maintained with a record of all variance actions.
- (5) The local administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.
- (6) Variances shall not be issued for any structure or development begun without proper permits that is not in compliance with the provisions of this chapter. Violations shall be corrected in accordance with subsection [14-16\(5\)](#) of this chapter.

Signature of Applicant/Owner

Date

Attach any additional information you feel pertinent to the variance request.