

Attention:**Administrative Exception / Variance Request Review****Development Services Department****1901 S. Alamo****San Antonio, Texas 78204**

From:

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Re: NHSD Home Rehab Project - 1402 Morales

Permit # REP-MBR-APP22-35013002

UDC Code Section Appendix F, Subdivision C, Sec 35-F132 (7)(A)

Purpose:

The purpose of this letter is to request a variance to the floodplain home improvement value limitations, outlined by the "50% rule". This rule effectively limits the dollar amount of improvements to be no greater than 50% of the structure's market value before the improvements are made, within a 10-year period. Through the City of San Antonio's Neighborhood & Housing Services Department (NHSD) Major Repair Program, the property is eligible and approved for home improvements to the structure totaling \$127,750.


Introduction and project background:

NHSD offers home rehab programs that assist with major and minor rehabilitation for qualified homeowners with low- to moderate-incomes residing within the city of San Antonio. Repairs through our programs aim to address health, safety or code issues that homeowners may be experiencing.

The Flores family applied and were selected for NHSD's Major Repair Program in FY2022. Upon selection for NHSD's Major Repair Program, NHSD construction staff conducted site visits of the structure located at 1402 Morales. The structure showed the following major components to be addressed through rehabilitation:

- Foundation shifting
- Non-functioning bathroom
- Water damage on walls
- Porch in deteriorating condition
- Current HVAC not working
- Plumbing leaks under foundation

After determining the scope of work for this project, NHSD identified the repairs needed would exceed the 50% Home Improvement Value of \$41,720.00 which is based on Bexar County Appraisal District's 2022 assessment for the subject site. With selection for NHSD's Major Repair Program, the Flores family was qualified for up to \$130,000 of home repairs.

The selected contractor for this project is Mr. Aaron Acosta, with American Best Home Improvement Inc. who has worked simultaneously with Mr. Salah Diab from Seda Consulting Engineers, Inc on the proposed foundation scope for this rehabilitation. The scope of work included lifting the foundation 9 inches above the flood plain in order to achieve an elevation of at least 653.1 ft. for consideration on the substantial improvements. The initial Certificate of Elevation reflected the structure to be 0.3' above the flood elevation. The total cost of the foundation repairs for this project was \$24,950. Construction for this project began on November 7th, 2022 with an anticipated completion date of March 7th, 2023. The current Certificate of Elevation after the foundation was leveled is 653.36 ft. The finished structure will be 1.02 ft. above the base floor elevation of 652.04 ft. 

Proposed work:

The additional home repairs sought if the variance is granted include, but are not limited to:

- Complete electrical rewire of the home;
- New plumbing lines;
- New roof;
- Installation of an HVAC unit;
- Complete rehabilitation of kitchen and bathroom;
- Insulation in walls and attic;
- New siding through the exterior of the home;
- New interior and exterior paint;
- New flooring and doors; and
- Installation of energy efficient windows.

Summary of hardship:

If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and

The property currently has a deteriorated structure of approximately 1035 sq. ft. zoned R-6. No other use other than single family residential structure is intended. The rehabilitation of this home would allow the family to obtain the necessary major repairs for their property that would address health, code, and safety issues, despite their location in a floodplain.

The hardship relates to the applicant's land, rather than personal circumstances; and

The subject property is encumbered by the mapped FEMA floodplain and will not affect the floodplain or downstream and adjacent properties. The hardship is not of a personal circumstance, but rather one that applies to the subject property.

The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and

The mapped 1% annual chance floodplain impacts the subject property and adjacent residential properties. The hardship is unique to the subject property and these adjacent properties and does not extend to any additional properties beyond those within the floodplain inundation area.

The hardship is not the result of the applicant's own actions; and

The City of San Antonio is a participating community in FEMA's National Flood Insurance Program (NFIP) and is required to maintain floodplain mapping information that meets FEMA's requirements, at a minimum. This hardship is due to the subject property conveying flows for the mapped FEMA floodplain area to mitigate community flood risk and not due to the applicant's own actions.

The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

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Conclusion:

In closing, after coordination with Public Works Department's (PWD) Floodplain Management division, the said structure has been mitigated to meet current floodplain requirements by raising the foundation 9 inches to be above the 1% base flood elevation. A final elevation certificate has been reviewed by approved by the Floodplain Management Division. By raising the foundation of the structure we have verified there will not be an adverse impact to the flood elevations or to any adjacent properties. Please contact me if you have any questions. Thank you for your help.

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