

October 05, 2020

Sandor Hopkins, Planner, CFM  
Cascade County Public Works Planning Division  
121 4<sup>th</sup> St N, STE 2H/I  
Great Falls, MT 59401

**RE: 10-day Completeness Review – 81 Gibson Flats § 8.6(LOMC) Variance Request response letter dated September 18, 2020**

Dear Mr. Hopkins,

In response to your letter regarding our variance request from Cascade County Zoning Regulations (CCZR) § 9.5.3, findings:

- 1) The proposed use will be adequately flood-proofed:

To make the proposed location flood-proofed, the existing dwelling, will be removed, the same location which current elevation is 3348 feet, will be properly filled and compacted with required proper filling material, 5 feet, to an elevation of 3353.0 to create the top of the pad for the location. In addition, the new structure (a prefabricated home) will be elevated another 4ft using cinder block columns, creating the new crawling space, and placing the top of the bottom floor 3357 feet.

The new enclosure of the crawling space will be fitted with a total of 16 permanent Engineered flood opening gates installed 1.0 foot above adjacent grade. (Refer to section A-A of the attached Elevated fill plan).

- 2) A reasonable alternate location outside is not available:

The proposed location is the highest point in the 2 acre property, making this location the most adequate to retain for the location of the new home. (Refer to right top drawing of the attached Elevated fill plan).

- 3) The granting of the variance will not cause increased flood hazards, present additional threats to public safety, create an extraordinary public expense, create a nuisance, or otherwise conflict with federal, State, or other local laws:

Based on the very low density of the population in the area the open land around the location and the fact that the same location of the existing dwelling will be use, there is no reason to believe that granting this variance will cause any of the situations described above, to the contrary, we believe, that restoring the property as proposed, will increase property values in the area. We cannot find any situation the will conflict with any federal, States, or other local laws.

Sincerely,

  
Katie Baney