



Rebuilding Home on Original Foundation After Natural Disaster Variance Application

Natural Disaster: _____ Date: _____

Applicant Information

Applicant (if not owner): _____

Address: _____

Phone: _____ Cell Phone: _____

Email: _____

Owner: _____

Address: _____

Phone: _____ Cell Phone: _____

Email: _____

Property Information

Site Address: _____

Parcel Number: _____ Zoning: _____

Detailed Description Proposed Construction (see back side for requirements and exclusions):

Applicant Authorization

I authorize the City of Douglas to conduct any site visits necessary to evaluate this variance. I hereby state that I have prepared this application to the best of my knowledge the information herein is complete, accurate, and a true representation of the **Rebuilding Home on Original Foundation After Natural Disaster Variance Request**. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a Rebuilding Home on Original Foundation After Natural Disaster Variance Request is approved. I agree to provide any additional information requested by the City of Douglas as they deem necessary for the processing of this application.

Applicant Signature

Date

On Thursday, December 12, 2024, the City of Douglas Commission approved a temporary policy for a Natural Disaster Rebuilding Variance for residential homes in Douglas. This program was established to provide clear guidelines for property owners seeking to rebuild their homes after a natural disaster. For more information, please call the Building Inspection Division at (912) 389-3423.

Criteria for Approval

Rebuilding of the homes under this variance will have to meet the following conditions:

- **Rebuilding on Original Foundations** – Homeowners will be permitted to rebuild their homes on the original foundation, maintaining the same footprint as the pre-disaster structure. Any significant deviation from the original footprint will not be allowed, ensuring consistency with the property’s original layout.
- **Utilization of Original Space** - The home must fully utilize the original space and design parameters of the destroyed structure. Rebuilding efforts that fail to use the entire original footprint will not be allowed.
- **Compliance with Current Codes for Deviations** - Any newly added structures, extensions, or accessory buildings that were not a part of the original home must fully comply with current city building and zoning codes. This will ensure that all new construction aligns with safety, environmental, and aesthetic standards established by the city.
- **Permitting and Oversight** - Rebuilding efforts will require city approval and permitting to ensure adherence to this policy under applicable requirements. Inspections will be conducted at various stages of reconstruction to ensure compliance.