



# Variance

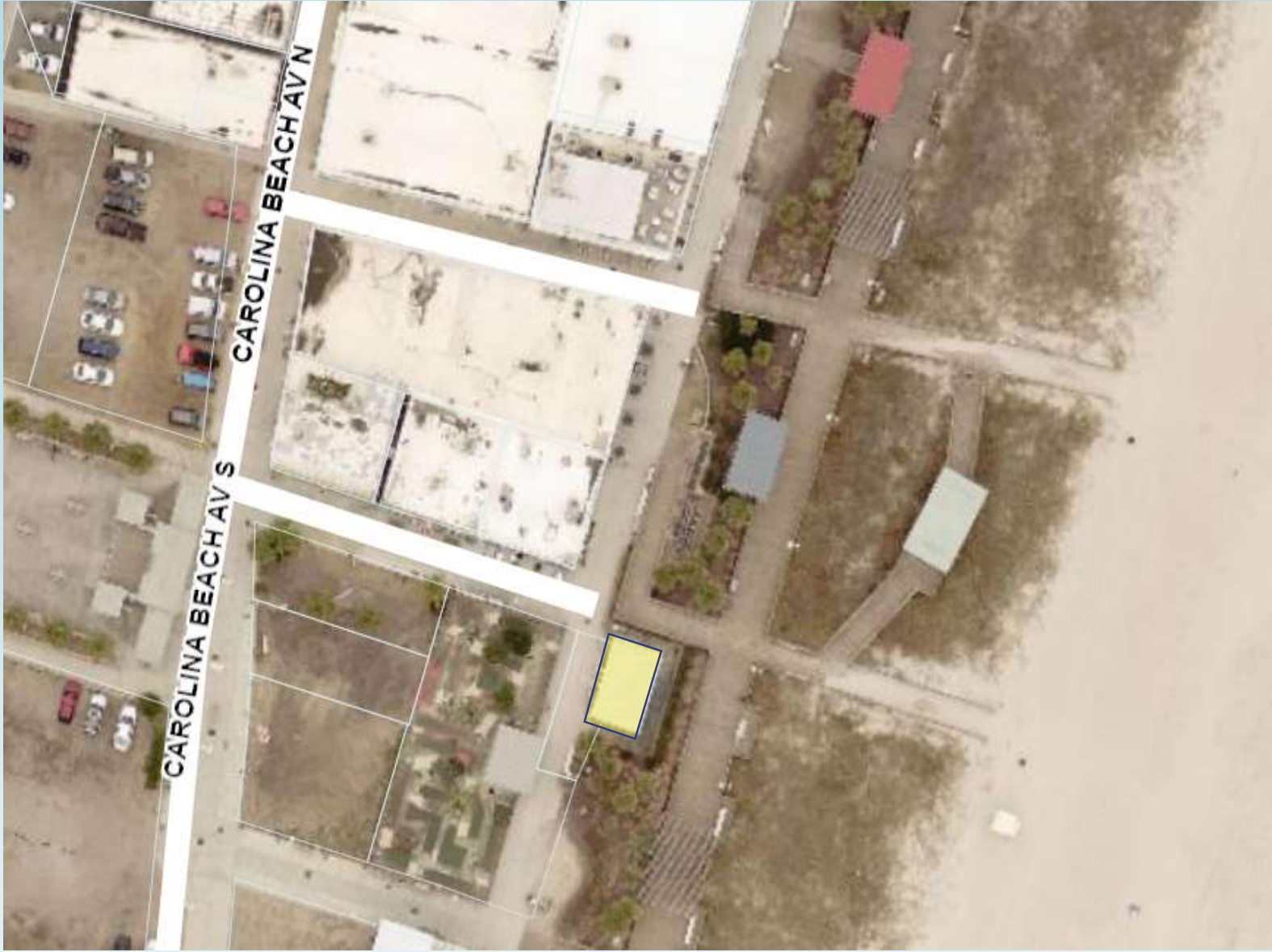
ARTICLE V. - PROVISIONS FOR FLOOD HAZARD REDUCTION

Sec. 30-124. - General standards. (d) - Location of plumbing fixtures

Sec 30-125 Specific Standards (d) (4) – Breakaway wall requirements

MEETING  
MAY 2, 2023

# Aerial view of Bathroom area



# Existing Bathroom



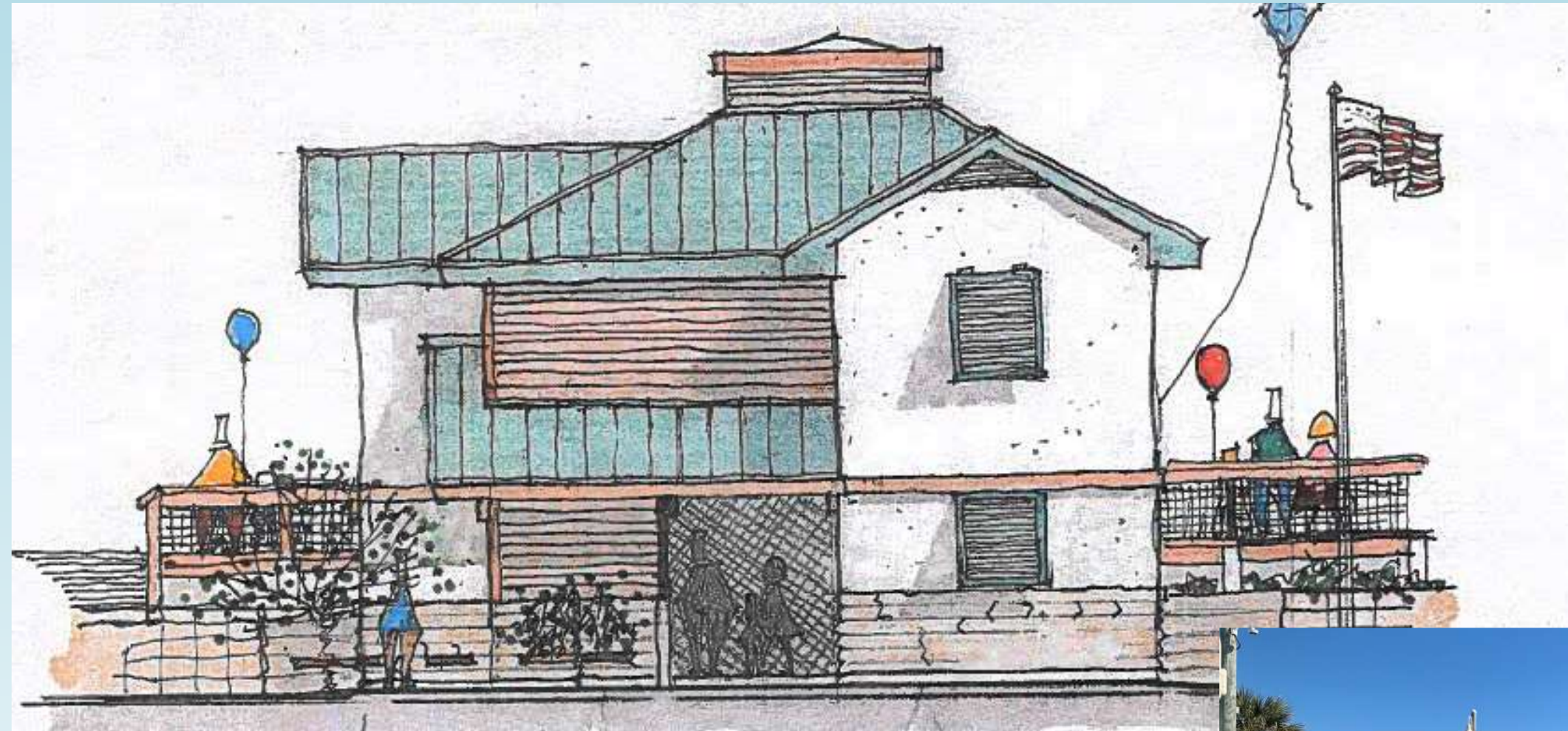


# Ocean Side





# Rendering – West Elevation



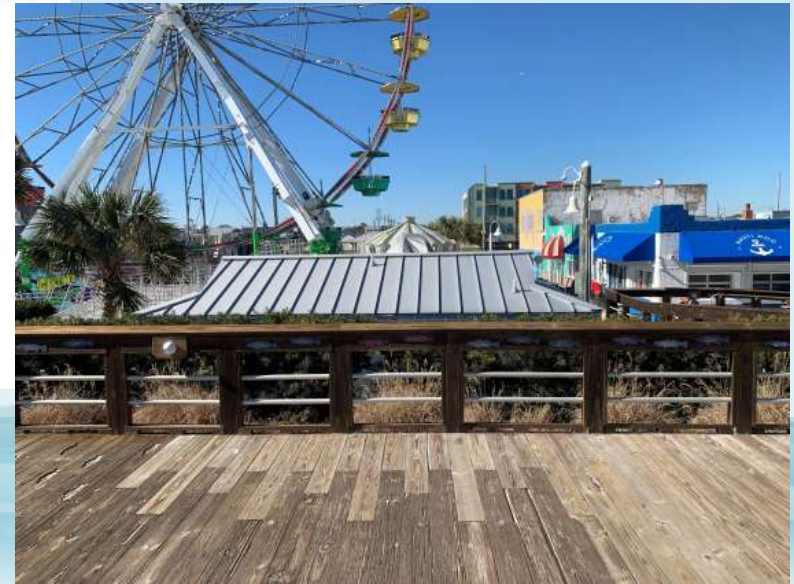




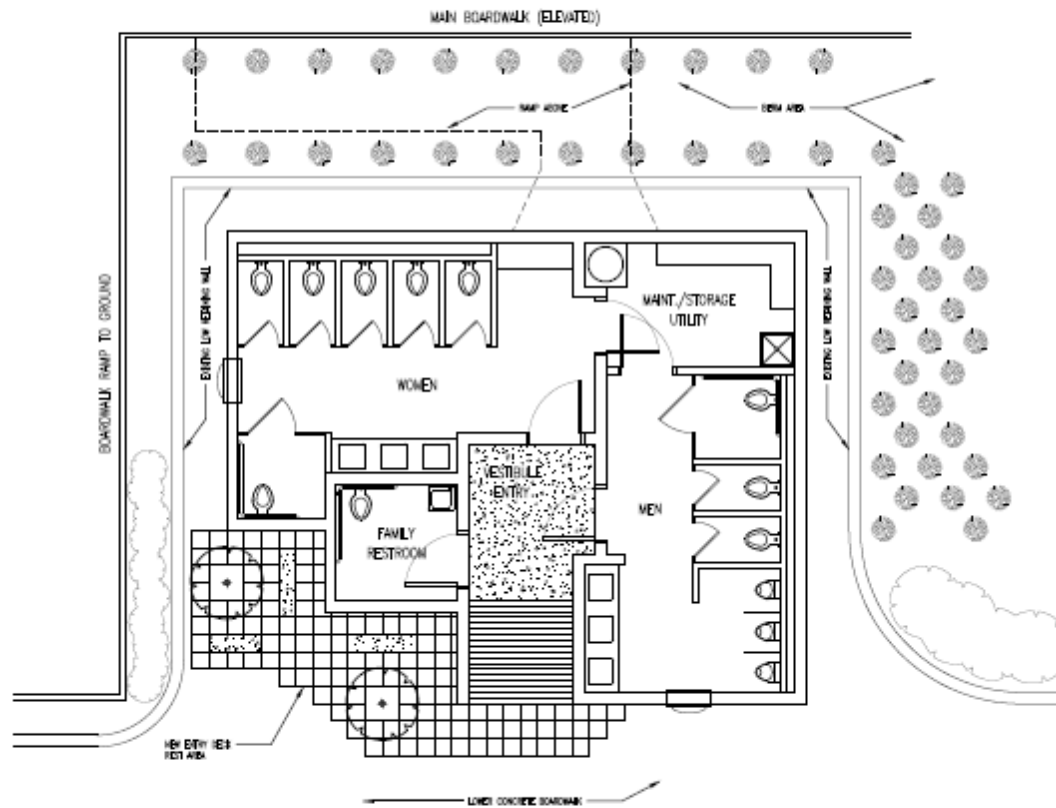
EAST ELEVATION

BOARDWALK SIDE

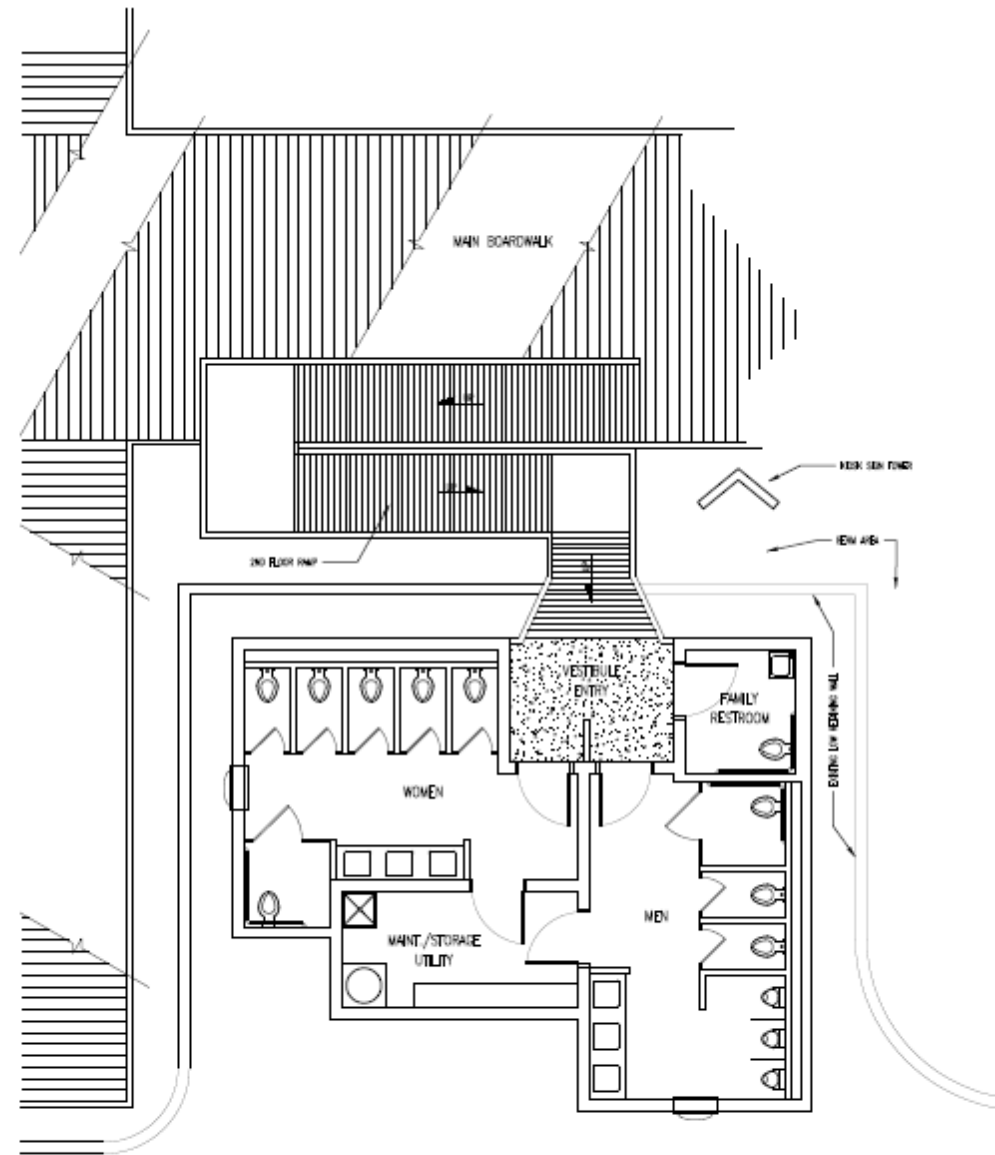
$\frac{1}{8}'' = 1'-0''$



# Site Layout



**A** GROUND FLOOR PLAN / SITE AREA  
SCALE: 1/8"=1'-0"



**B** SECOND FLOOR PLAN / SITE AREA  
SCALE: 1/8"=1'-0"





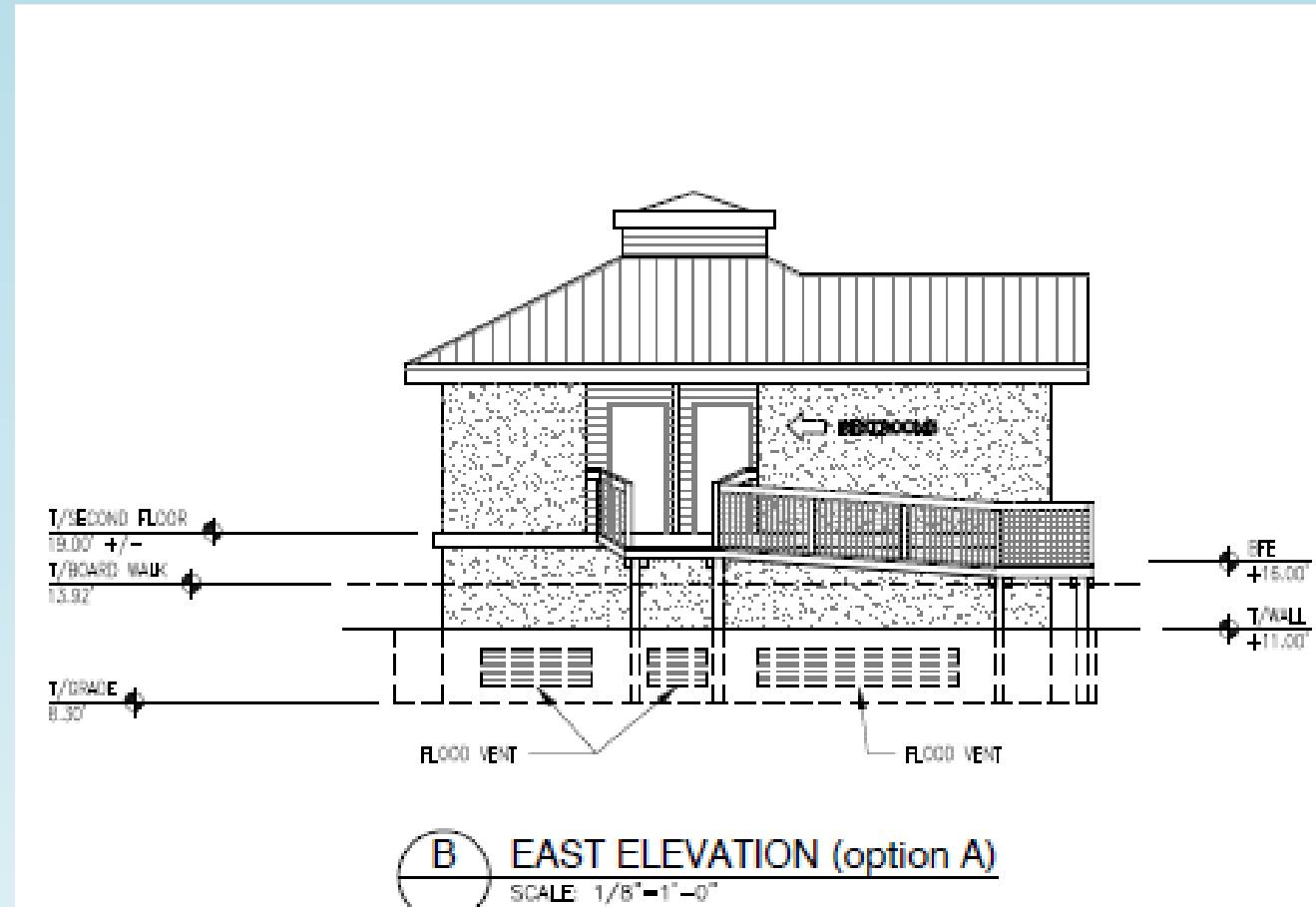


# Flood Map



## The Proposed design will meet the following flood requirements

<p><b>Flood vents</b></p>	<p><b>Flood Vents protect buildings during floods by preventing hydrostatic pressure buildup that can destroy walls and foundations. This mitigation technique, allows floodwater to freely flow through an enclosure.</b></p>
<p><b>Electrical and Mechanical equipment</b></p>	<p>Will be elevated above freeboard 18' BFE. To allow the electrical and mechanical system to operate after a flood event without damage to floodwaters.</p>
<p><b>Utilizing piling construction.</b></p>	<p>Engineered to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy during conditions of flooding.</p>
<p><b>First horizontal member will meet freeboard (18' BFE).</b></p>	<p>Horizontal structural members are obstructions and can transmit the force of wave impacts to rest of the structure. This requirement is to keep the entire building in a V Zone above the anticipated breaking wave height of a base flood storm surge.</p>
<p><b>Constructed using flood resistant materials</b></p>	<p>The building will be capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.</p>





# Variance

## Variance from

### ARTICLE V. - PROVISIONS FOR FLOOD HAZARD REDUCTION

#### **Sec. 30-124. - General standards.**

(d) All new plumbing equipment shall be located at or above the RFPE or designed and installed to prevent water from entering or accumulating within the components during the occurrence of the base flood. These include, but are not limited to, water softener units, bath/kitchen fixtures, and water heaters.

The hot water heater will meet flood requirements. The sinks and water closets are proposed to be located below the BFE. The plumbing fixtures and connections will be designed and installed to eliminate infiltration of floodwaters into the sanitary sewage system and discharges from sanitary sewage systems into floodwaters.

# Variance

## **Sec. 30-125. - Specific standards.**

(d) *Elevated buildings.* Fully enclosed areas, of new construction or substantially improved structures, which are below the regulatory flood protection elevation:

(4) Shall allow, in coastal high hazard areas (Zones VE), either be free of obstruction or constructed with breakaway walls, latticework or insect screening below the regulatory flood protection elevation, provided it is not part of the structural support of the building and is designed so as to breakaway, under abnormally high tides or wave action, without causing damage to the structural integrity of the building on which they are to be used.

Breakaway wall requirements - For enclosures under the BFE the walls are required to be breakaway. The size, placement, and design of the breakaway walls and flood vents will be such to mitigate the effects of the wave and static forces from a flood event. The location of the breakaway walls will be determined by the location of the utilities chases and typical interior fixtures of a restroom facility.



# Variance Criteria

In passing upon variances, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter, and shall consider the following criteria for floodplain variances:

- 1) The danger that materials may be swept onto other lands to the injury of others;
- 2) The danger to life and property due to flooding or erosion damage;
- 3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- 4) The importance of the services provided by the proposed facility to the community;
- 5) The necessity to the facility of a waterfront location, as defined under article II of this chapter as a functionally dependent facility, where applicable;
- 6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- 7) The compatibility of the proposed use with existing and anticipated development;
- 8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.
- 9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- 10) 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;
- 11) 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.

# CONDITIONS:

In granting any variance, the Board may prescribe reasonable and appropriate conditions and safeguards, in conformity with this ordinance. Violation of any such conditions or safeguards, when made part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under the Zoning Ordinance:

If the board supports the findings staff recommends the below condition for the variance

1. Plumbing fixtures and connections are permitted below the BFE provided that the fixtures and connections are designed and installed to minimize or eliminate infiltration of floodwaters into the sanitary sewage system and discharges from sanitary sewage systems into floodwaters.
2. Anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy during conditions of the base flood.
3. Constructed of flood-damage-resistant materials.
4. Install flood vents.
5. Mechanical and electrical systems located above the BFE.
6. Install breakaway walls to the maximum extent possible.