Flood Management Appeal Board Meeting
Agenda Item Submittal

Item To Be Considered: **Variance Request/ 119 Water Street**

Board Meeting Date: **September 23, 2024**

Prepared By: **Rebecca Brehmer, CFM, CZO, Town Planner**

Overview: In accordance with the Flood Damage Prevention Ordinance Section 152.405 Definitions; Substantial Improvement, Melissa Anderson seeks a Variance as provided under (2) Any alteration of a historic structure, provided that alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 152.429. The home at 119 Water Street is zoned B-2HDO and is a contributing structure to the Historic District.

Though the project has already begun, after the discovery of additional various issues, the project is now larger than anticipated and will exceed 50% of the market value of the structure, making it a substantial improvement. The variance request is for interior and exterior alterations and repairs of the Dan Ward House located at 119 Water Street, in order to make the dwelling safe and to code and to repair its historical details to continue its designation as a contributing structure. This request is consistent with the Flood Damage Prevention Ordinance.

In preparation for the hearing, find attached the variance procedures 154.429 for your review. In addition, on April 30, 2014, the Flood Board members received training from Randy Mundt at the North Carolina Emergency Management Floodplain Management Section in which a slide states variances may be issued for repair/rehabilitation of historic structures.

Background Attachment(s):
1. Application & Variance Procedures Report
2. Flood Damage Prevention Ordinance Regulation References
3. Substantial Improvement FEMA Historic Structures
4. Variance Workshop Slides 4.30.2014

Recommended Action:
1. Hold a public hearing
2. A motion to approve or deny the variance requested at 119 Water Street based on Section 152.429 Variance Procedures.

 Action: