

FLOOD HAZARD DEVELOPMENT APPLICATION

Portland, Maine

(All applicants must complete entire application)

[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Maxine & Bob Yarmartino Address: 507 Chandlers Wharf, Portland ME

Phone No.: 207 223 4565

Applicant: Wright-Ryan Construction Address: 10 Danforth Street, Portland ME

Phone No.: 207 773 3625

Contractor: SAME AS ABOVE Address: _____

Phone No.: _____

LEGAL DESCRIPTION

Is this part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: E10NW 031 Lot #: J003

Address: 507 Chandlers Wharf

Street/Road Name

Zip Code: Portland, ME 04101

Town/Zip Code

1000 sft of interior renovation to an existing condo unit. Including but not limited to: Kitchen layout and appliances, bathroom fixtures, bedroom closets, living room mill-work, entryway reconfiguration, flooring, paint and Mechanical/ Electrical/Plumbing upgrades.

General explanation of proposed development: _____

Estimated Value of Proposed Development: \$ 240,000

Proposed Lowest Floor elevation [for new or substantially improved structure]: 20 ft

OTHER PERMITS

Are other permits required from State or Federal jurisdictions?
If yes, are these other permits attached?

Yes No
 Yes No Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 &10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private

Existing Proposed Not Applicable Type _____

Water Supply: Public Private B-9

(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): OCEAN / Casco Bay

- V1-30 Zone
- VE Zone
- AE Zone
- A1-30 Zone
- A Zone
- AO Zone
- AH Zone
- FRINGE
- FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site: 10 NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure: 20 ft NGVD [Required for New Construction or Substantial Improvement]

If proposed development is in an AE or A1-30 Zone and cross section data is available in the Flood Insurance Study, please note the nearest cross section reference letter and elevation of base flood at nearest cross section above and below the site.

Cross Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer: HEC/RAS HEC II HY 7 TR20 TR55 Quick-2 Other _____
- Highest Known Water Level
- Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the Market Value of existing structure before improvements:

\$ \$490,000 (for unit) = 48.9% \$ 3.65 million (for bldg) = 6.6%

- New Construction or Substantial Improvement
- Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested and complete information for each applicable line:

- 1. Residential Structure

<ul style="list-style-type: none"> <input type="checkbox"/> 1a. New Structure _____ <input type="checkbox"/> 1b. Add to Structure _____ <input checked="" type="checkbox"/> 1c. Renovations/repairs/maintenance 	<p style="text-align: center;">Dimensions</p> <p style="text-align: right;">Cubic Yards</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Filling³ _____ <input type="checkbox"/> 8. Dredging _____ <input type="checkbox"/> 9. Excavation _____ <input type="checkbox"/> 10. Levee _____ <input type="checkbox"/> 11. Drilling _____
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- 2. Non-Residential Structure

<ul style="list-style-type: none"> <input type="checkbox"/> 2a. New Structure _____ <input type="checkbox"/> 2b. Add to Structure _____ <input type="checkbox"/> 2c. Renovations/repairs/maintenance <input type="checkbox"/> 2d. Floodproofing _____ 	<p style="text-align: right;">Number of Acres</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Mining _____ <input type="checkbox"/> 13. Dam: Water surface to be created _____ <input type="checkbox"/> 14. Water Course Alteration _____
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- 3. Accessory Structure _____
- 4. Functionally Dependent Use:

<ul style="list-style-type: none"> <input type="checkbox"/> 4a. Dock _____ <input type="checkbox"/> 4b. Pier _____ <input type="checkbox"/> 4c. Boat Ramp _____ <input type="checkbox"/> 4d. Other _____ 	<p style="text-align: right;">Number of Acres</p> <ul style="list-style-type: none"> <input type="checkbox"/> 15. Storage of equipment or materials _____ <input type="checkbox"/> 16. Sewage Disposal System _____ <input type="checkbox"/> 17. Water Supply System _____ <input type="checkbox"/> 18. Other: Explain _____
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- 5. Paving _____
- 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide) _____

Note: Conditional Use requires add'l. information due to specific standards, public hearing, and Planning Board review.

¹ Certain prohibitions apply in Velocity Zone

Attach a Site Plan – Drawn to scale with north arrow.

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show:

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

Special Note:

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VII.3. of the floodplain management ordinance.

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or sue any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view; and,
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this application are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____

Signature

or

Authorized Agent: _____



Digitally signed by Luke Dionne
DN: cn=Luke Dionne, o, ou,
email=ldionne@wright-ryan.com,
c=US
Date: 2017.12.22 11:04:19 -05'00'

Date: _____

(This section to be completed by Municipal Official)

Date: Submitted 12/22/17; Fee Paid N/A; Reviewed by CEO 12/22/17; Reviewed by Planning Board N/A

Permit # 2017-01895 Issued by Christina Shuey Date 12/22/17

(Zoning Signoff only)

FLOOD HAZARD DEVELOPMENT PERMIT
For Minor Development
Portland, Maine
(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3, of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: E10NW - 031 Lot #: J003

Project Description: 507 Chandlers Wharf - 1000 sft of interior renovation to an existing condo unit.

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____

Signature

or

Authorized Agent: *Luke Dionne* Date: _____

Digitally signed by Luke Dionne
DN: cn=Luke Dionne, o, ou,
email=ldionne@wright-ryan.com, c=US
Date: 2017.12.22 11:05:36 -05'00'

Issued by: *Christy K. Jones* Date: 12/22/17
(Zoning sign off only)

Permit #: 2017-01895