

Marge Schmuckal - New Yard Boat Maintenance bldg - #2013-02298

From: Marge Schmuckal
To: flight@portlandyacht.com
Date: 10/10/2013 11:11 AM
Subject: New Yard Boat Maintenance bldg - #2013-02298

Hi Bob,

I have your application for the new boat maintenance facility. I need more specific information on the height of the structure and also how the height of the structure meets the other requirement of being no higher than 65' above the mean sea level. I will need all that documentation.

This new structure also needs to comply with the underlying flood zone. I do not see the first floor elevation documented on the plans. The property is located in an A-2 flood zone with an elevation of 10'. The City's Ordinance requires the first floor elevation to be at least at elevation 12' (2 feet above the given elevation). There are flood forms that need to be filled out by you and returned. First a certificate of elevation needs to be filled out to document what the 1st floor elevation is supposed to be. Part I of the elevation would allow you to begin construction (after the permit issued). After the slab is poured, a certificate of elevation confirming the actual constructed first floor elevation is completed and submitted. Once the first floor elevation is confirmed by me as meeting the Floodplain rules, a part II application gives you permission to continue building the rest of the structure.

Please submit the required information that I need before signing off on this application. Then I can complete the floodplain forms.

If you have any questions, feel free to call me (207) 874-8695 or e-mail me at this address.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine