

FLOODPLAIN DEVELOPMENT FORM

ZONING PERMIT NUMBER: _____

The undersigned hereby makes application for a permit to develop in a Floodplain Management Area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of Section 5.00.00 of the Zoning Regulations of the Town of Westbrook and with all other applicable federal, state, and local regulations concerning Floodplain Management.

Owner or Authorized Agent's Name: _____

Builder/Contractor's Name: _____

Address: _____

Phone and Fax Numbers: _____

Site Address: _____ Parcel I.D. _____

Section A. Description of Work *Check all that apply.*

- | | |
|---|--|
| 1. Use: <input type="checkbox"/> Residential
<input type="checkbox"/> Non-Residential
<input type="checkbox"/> Accessory Structure <400 s.f.
<input type="checkbox"/> Accessory Structure >400 s.f.
<input type="checkbox"/> Mobile Home | 2. Activities: <input type="checkbox"/> New Building
<input type="checkbox"/> Addition
<input type="checkbox"/> Alteration/Repair
<input type="checkbox"/> Demolition
<input type="checkbox"/> Filling
<input type="checkbox"/> Excavation
<input type="checkbox"/> Other _____ |
|---|--|

Section B. Determination of Substantial Improvement/Damage for Existing Structures

- Market Value of Existing Structure (___ Assessor FMV or ___ Ind. Appraisal) \$ _____
- Estimated Cost of the Proposed Construction *per Sect. 5.09.08* \$ _____
- Estimated Cost of any Improvements within last five (5) years \$ _____
- Subtotal Proposed Construction Cost (2.) + Previous Improvement Costs (3.) \$ _____
- Total Cost of Improvements (4.) ÷ Market Value Existing Structure (1.) % _____
- Year Existing Structure Built _____
- Substantial Improvement/Damage* or New Construction** Yes No***

*If the original structure was built before December 1, 1982, and the cumulative cost of the proposed construction in conjunction with any previous improvements during a five (5) year rolling period equals or exceeds 50 percent of the market value of the structure, the work constitutes a Substantial Improvement and the entire structure must meet the Special Flood Hazard Area Construction Standards (Sects. 5.14.00 – 5.19.00).

**If the original structure was built after December 1, 1982, any subsequent improvements are considered new construction and must meet the Special Flood Hazard Area Construction Standards in effect at the time the original structure was built.

***If the cumulative cost of the proposed construction in conjunction with any previous improvements during a five (5) year rolling period is less than 50 percent of the market value of the structure, the work does not constitute a Substantial Improvement and therefore meeting the Special Flood Hazard Area Construction Standards is not mandatory.

By checking "No" for item 7., the applicant understands and agrees that the total scope and cost of this project shall not be increased in any manner without the express written consent of the Zoning Enforcement Officer. Further acknowledgement is made that any increase in costs beyond \$_____ (50% of Fair Market Value of structure at time of application), including those arising from hidden defects, damage, and/or any other unforeseen repairs (i.e. termite damage, deteriorated wood, etc.) may require the entire structure to be brought into compliance with Special Flood Hazard Area Construction Standards and applicable building codes.

Section C. Special Design Considerations & Additional Certification Requirements

- 1. Is the proposed development in a Coastal High Hazard Area (VE Zone)? _____ Yes _____ No
- 2. Is the proposed development in an identified Floodway? _____ Yes _____ No
- 3. Is the proposed development in an area that is tidally influenced? _____ Yes _____ No
- 4. Is flood-proofing proposed for a non-residential structure? _____ Yes _____ No

Section D. Attachments: (Check and provide all that apply)

- Site Plan prepared by licensed Land Surveyor with information required by Sect. 5 .11.00
- FEMA Elevation Certificate or Non-Residential Floodproofing Certificate (FEMA Form 81-65) based on Construction Drawings.
- Assessor Card showing FMV of existing structure or copy of Independent Appraisal
- Cost Documentation (*detailed written contractor’s estimate in accord with Sect. 5.09.08*)
- Building elevation plans by registered architect or professional engineer (*Required for elevated construction*).
- Hydrologic and hydraulic analysis prepared by a registered professional engineer (*Required for development in floodway per Sect. 5.11.06*).

Section E. General Conditions:

- 1. Applicant is responsible for acquiring any required local, state, or federal permits prior to the start of construction.
- 2. The benchmark is to be left on site until issuance of the Certificate of Zoning Compliance.
- 3. The total scope and cost of this project shall not be increased in any manner without the express written consent of the Zoning Enforcement Officer.
- 4. An “As-built” Certificate of Elevation or Non-Residential Floodproofing Cert. based on Finished Construction shall be required to be submitted prior to issuance of a Certificate of Zoning Compliance.
- 5. The use of any portion of the proposed structure below elevation _____ NAVD 88 must be solely restricted to parking, building access and limited storage of low value items. No mechanical equipment or utilities of any kind shall be located in any portion of the proposed structure below elevation _____ NAVD 88.

Section F. Applicant Signature

The undersigned understands and agrees that issuance of a permit shall be based on the conditions and facts described and that any permit may be repealed if conditions or facts change.

Applicant’s Signature: _____ Date: _____

FOR OFFICIAL USE ONLY

_____ APPROVED	_____ DENIED	_____ CONDITIONAL
Zoning Enforcement Officer: _____		Date: _____
Special Conditions: _____		

