

AMSDEN FIELD SURVEY

MAINE LICENSED SURVEYS AND
LAND PLANNING

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7/20/20

Variance Request Narrative

Scott,

This narrative is to accompany materials submitted for a tabled Variance submission on behalf of Blair Hodge and property at 64 Beach St.

The current site, Map 70 Lot 9-A, is small in size and located partially within the 75' setback of the Shoreland Zone. A plan to improve the building is limited by the existing property line, Shoreland Zone setbacks, and Shoreland Zone height ordinances.

The current flood Zone A2 of 9' is subject to a V2 Zone of 11'. The existing structure has a finish floor elevation of 10.9', and a lowest structure elevation of 9.9', which is 1.1' **below** the V2 flood elevation. There are no flood openings on the existing structure.

FEMA has published a possible future flood line which is not official and not adopted. It appears to follow a contour level of between 14 and 15 feet. An approximation of 14.5' means the possible future flood line is **3.5' above the present V2 zone of 11'**.

Maine DEP Shoreland Regulations state that building heights within 75' of designated waterbodies to be held to '20 feet or the height of the existing structure'.

This variance request is to raise the existing building by 3' in order to create sufficient flood openings under the first floor and prepare/protect the site from future rising flood waters. Per Article X.B. of the Ogunquit Floodplain Management Ordinance, this request is justified by:

1. Justified cause due to its proximity to the ocean and existing circumstances.
2. It will not further endanger the public, but will increase the local safety of structures.
3. Will not conflict with any other ordinance.
4. Improvement of the structure at the present elevation is not worth the investment.
Improvement of the structure is sanctioned by abutters.
Similar improvements have been taken in the area.
The site requires safety measures beyond current ordinances.
5. The applicant is aware that a change in height of 3' may still be below a future flood requirement, which may impact flood insurance concerns and the physical structure itself.

Please refer to additional submitted materials as may be necessary.

Thank you,

Nathan Amsden
PLS #2438
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