



FLOOD DAMAGE PREVENTION ORDINANCE BOARD OF ADJUSTMENT MEETING AGENDA

City Hall Council Chambers

- I. Call To Order
- II. Roll Call
- III. Consideration Of Agenda
- IV. Unfinished Business
- V. New Business
 - A. Consider A Variance Request Submitted By Jody Bruscato For 23698 Perdido Beach Boulevard.

Documents:

[2023.02.15 APPLICATION FOR VARIANCE - JODY BRUSCATO 23698 PERDIDO BEACH BOULEVARD.PDF](#)
[JODY BRUSCATO 23698 PERDIDO BEACH BOULEVARD.PDF](#)

- VI. Adjourn

APPLICATION FOR A
VARIANCE FROM THE FLOOD DAMAGE PREVENTION ORDINANCE

FDPO Board of Adjustments
Adam Roberson, CBO, CFM - Floodplain Administrator
P.O. Box 2432
Orange Beach, AL 36561
Phone: 251.981.2610

Name of Applicant: Jody Bruscato
Address: 416 North Mckenzie St. Foley, AL 36535
Phone: 662-832-4067 Email: jbruscato@servprobaldwincounty.com
Property Address: 23698 Perdido Beach Blvd. Orange Beach, AL
Lot: 1 Subdivision: Bates Subdivision
Parcel #: 66-06-13-4-001-013.000 PPIN: 020118
Project Name: Jody Bruscato addition/renovation

I hereby appeal to the Flood Damage Prevention Board of Adjustment from the decision of the Floodplain Administrator for the City of Orange Beach, Alabama, as follows:

I am requesting a variance so that I may build an addition on to the current structure.

(Attach additional sheets as necessary.)

VARIANCE REQUESTED:

Cite the section of the Flood Damage Prevention Ordinance from which a variance is sought:

Article III Division 5 Sec. 42-198

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form.

Jody Bruscato
Signature of Applicant

2/15/23
Date

- *Agent must provide documentation that they are legally representing the property owner.
- *Approval does not abrogate the responsibility of the property owner to meet all restrictions and covenants relate to the subject property and to comply with provisions of the National Flood Insurance Program.



City of
Orange Beach
A L A B A M A
Life is better here



***** STAFF REPORT*****

The Orange Beach Flood Damage Prevention Board of Adjustments has been asked to hear an appeal from Mr. Jody Bruscato regarding the required Lowest Horizontal Structural Member for an addition and alteration of an existing single family home located at 23698 Perdido Beach Blvd. Orange Beach Alabama under the provisions of DIVISION 5 of SECTION 42 of the Orange Beach Municipal Code.

This request is for an alteration and an addition of the existing home. The alteration will consist of an interior remodel and an addition to the east side of the home. The existing home is 1.6' below the design flood elevation (DFE). The flood zone (BFE) is VE15 plus 3' of freeboard for a design flood elevation of (DFE) 18' however the home has a lowest horizontal structural member of 16.4'.

Mr. Bruscato is requesting for a variance of 1.6' from the freeboard requirement. The single family home does meet the minimum FEMA requirements.

If I can provide any additional information regarding this matter please contact me by email at: aroberson@orangebeachal.gov

For the City of Orange Beach,

Adam D. Roberson CBO, CFM

BUILDING OFFICIAL / FLOODPLAIN ADMINISTRATOR

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

52332 2039/66-67		SECTION A – PROPERTY INFORMATION			FOR INSURANCE COMPANY USE
A1. Building Owner's Name Paul J. & Melinda Bruscato				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23698 Perdido Beach Blvd.				Company NAIC Number:	
City Orange Beach		State AL		ZIP Code 36561	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Parcel Number 05-66-06-13-4-001-013.000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>30°-15'-36.01"</u> Long. <u>87°-37'-12.40"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>6</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>78</u> sq ft					
b) Number of permanent flood openings in the crawlspace of enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Orange Beach, City of 015011			B2. County Name Baldwin		B3. State AL
B4. Map/Panel Number 01003C0963	B5. Suffix M	B6. FIRM Index Date April 19, 2019	B7. FIRM Panel Effective/ Revised Date April 19, 2019	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 15 + 3' F.B.
B10. Indicate the source of the Base Flood Elevation (BFE) data of base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the Building located in a Coastal Barrier Resources System (CBRS) area of Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23698 Perdido Beach Blvd.			Policy Number:
City Orange Beach	State AL	ZIP Code 36561	Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, A (with PFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CORS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

- | | | |
|---|-------------|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>13.8</u> | Check the measurement used.
<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>18.1</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>16.4</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>13.9</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>11.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>14.2</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>12.1</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments

Certifier's Name Cecil T. Hudson	License Number 29983	
Title Professional Land Surveyor		
Company Name Rowe Engineering & Surveying		
Address 3502 Laughlin Dr, Suite B		
City Mobile	State AL	ZIP Code 36693
Signature 	Date 11/02/2022	Telephone 251-666-2766
Ext.		

Copy all pages of the Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
A5) Lat/long was established by RTK GPS. B8) The property lies in flood zones "X-Shaded", AE (EL 10) and VE (EL 15) but the dwelling lies entirely in VE (EL 15). C) The elevations shown in C2 were established by RTK GPS utilizing ALDOT (CORS) (Foley) Port# 19403 as a continuously operating reference station. C2e) The lowest equipment servicing the dwelling is the elevated A/C pad located on the right side of the dwelling. Enclosure is an enclosed staircase.

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IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23698 Perdido Beach Blvd.		Policy Number:	
City Orange Beach	State AL	ZIP Code 36561	Company NAIC Number:
SECTION G – COMMUNITY INFORMATION (OPTIONAL)			
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4-G10) is provided for community floodplain management purposes.</p>			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
<p>G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G10. Community design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <p style="text-align: right;"><input type="checkbox"/> Check here if attachments.</p>			

ELEVATION CERTIFICATE

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IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23698 Perdido Beach Blvd.			Policy Number:
City Orange Beach	State AL	ZIP Code 36561	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

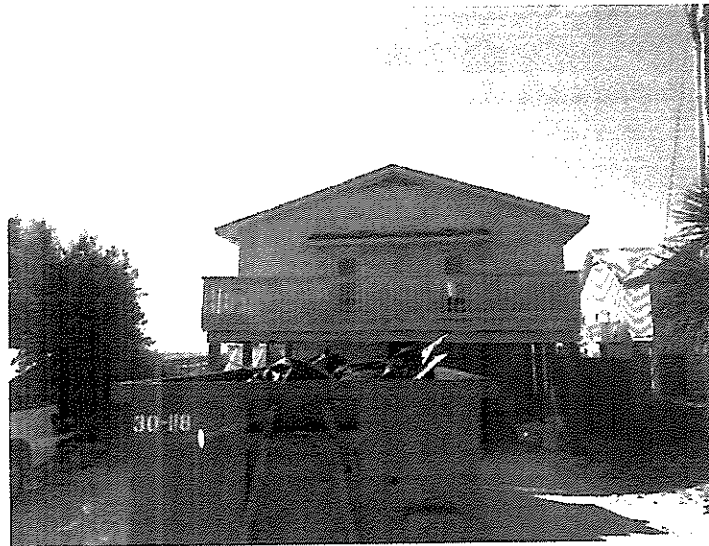


Photo One

Photo One Caption

Front view of dwelling (Taken 10-10-2022)

Clear Photo One



Photo Two

Photo Two Caption

Back view of dwelling (Taken 10-10-2022)

Clear Photo Two

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23698 Perdido Beach Blvd.			Policy Number:
City Orange Beach	State AL	ZIP Code 36561	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption

Left side view of dwelling (Taken 10-10-2022)

Clear Photo Three



Photo Four

Photo Four Caption

Right side view of dwelling (Taken 10-10-2022)

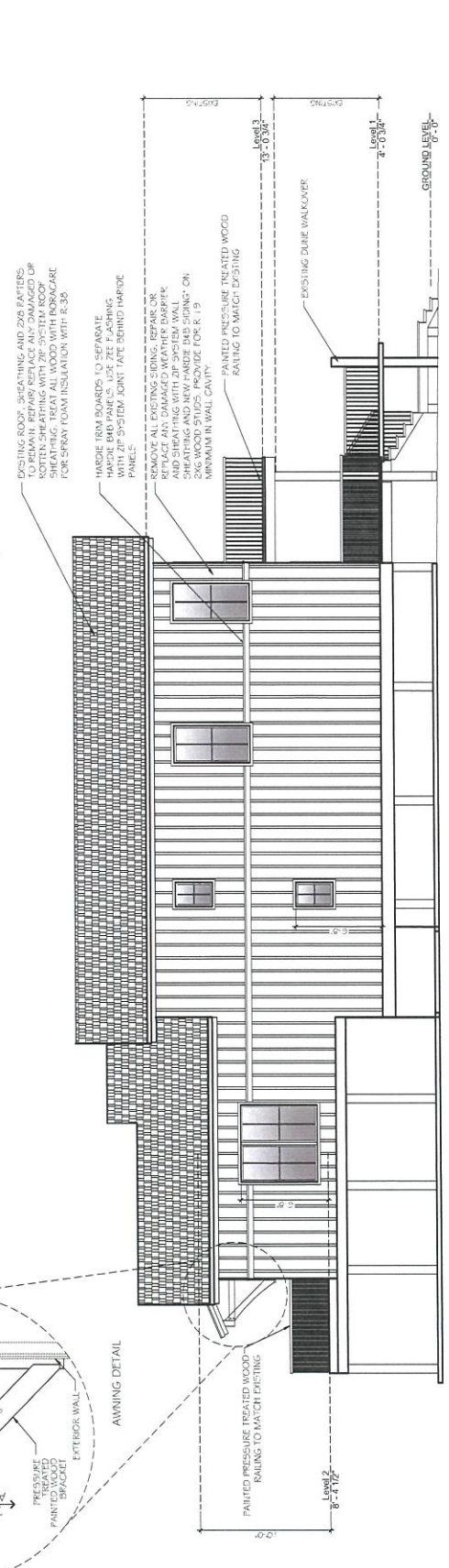
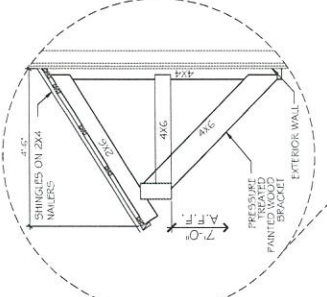
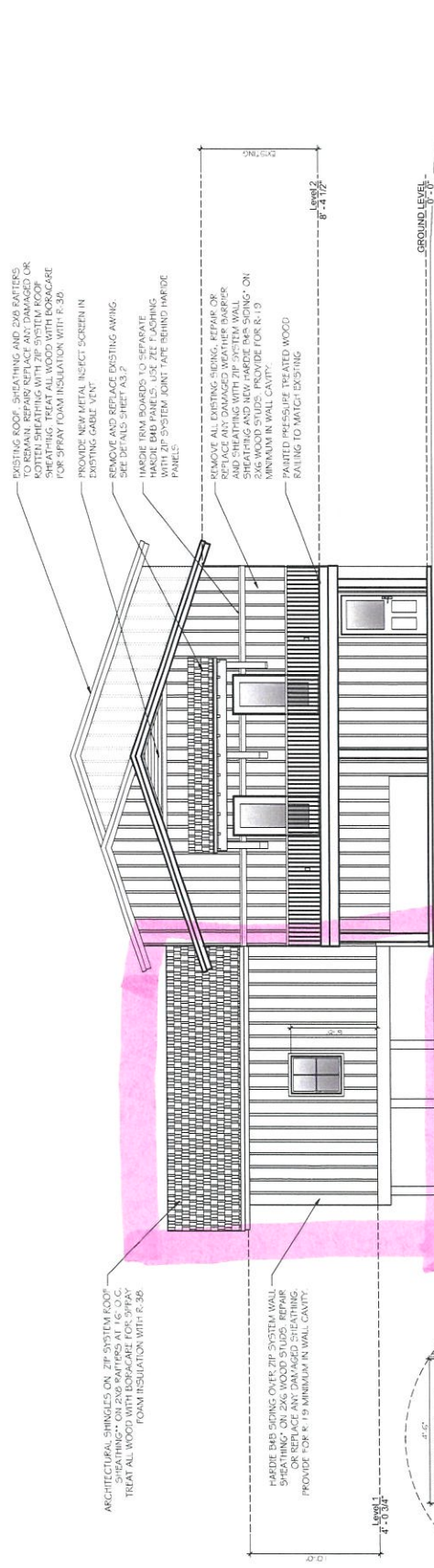
Clear Photo Four

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HOME RENOVATIONS
FOR
JODY BRUSCATO
25698 PERDIDO BEACH BLVD.
ORANGE BEACH, ALABAMA

JOB NO.:	CIM
DRAWN:	SRM
CHECKED:	2022.01.30
DATE:	REVISION:
SCALE:	1/4" = 1'-0"
SHEET NO.:	A3.2
EXTERIOR ELEVATIONS	



west

WEST ELEVATION
SCALE 1/4" = 1'-0"

The existing deck has been removed and changed to living space.



Existing F.F.E. 1.6' below DFE.



East Side Addition



New homes in a X floodplain



Addition in question

