



FLOOD DAMAGE PREVENTION ORDINANCE BOARD OF ADJUSTMENT MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Consideration of Agenda
- IV. Unfinished Business
- V. New Business
 - 1. Consider a variance request submitted by Angie Williams for 25555 Canal Road, Lot 32.
- VI. Adjourn



**FLOOD DAMAGE PREVENTION ORDINANCE BOARD OF ADJUSTMENT MEETING
JULY 11, 2023**

Departments: City Clerk

Description of Topic: Consider a variance request submitted by Angie Williams for 25555 Canal Road, Lot 32.

Background/Description:

Action Options/Recommendation:

Source of Funding (if applicable):

ATTACHMENTS:

1. 2023.06.12 Application for Variance - Angie Williams 25555 Canal Road Lot 32

**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: Angie Williams
Address: 25555 Canal Rd. Lot 32 ORA 36561
Phone: 251.377.0351 Email: awillpix@gmail.com
Property Address: 25555 Canal Rd.
Lot: 32 Subdivision: Bay La Launch Subdivision
Parcel #: _____ PPIN: _____
Project Name: _____

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:

- 1) FEMA Requirement would present physical hardship for husband hand-capped for walking;
- 2) financial hardship for fixed-income retirees

(Attach additional sheets as necessary.)

VARIANCE REQUESTED:

Cite the section of the Flood Damage Prevention Ordinance from which a variance is sought: single-wide.
3) Sally was unusual for flooding.
4) concern for wind safety w/ extreme height for

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.

[Signature] _____ 6/1/23
Signature of Applicant 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

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

This staff report is submitted for your consideration regarding the appeal from Mrs. Angie Williams concerning the required height of the Lowest Horizontal Structural Member (LHSM) for moving a mobile home to 25555 Canal Rd. Lot 32 (Bay La Launch Mobile Home Park) in Orange Beach, Alabama. The appeal is made under the provisions of DIVISION 5 of SECTION 42 of the Orange Beach Municipal Code.

Background Information: In 2019, the subject property's flood zone designation was updated according to the FEMA Firm map, resulting in a reclassification from an AE6 zone to a Coastal AE10 zone. This change necessitates compliance with FEMA's minimum flood regulations. Consequently, once the existing home was removed, the new mobile home must adhere to the current flood regulations.

Appeal Details:

Mrs. Williams is seeking a waiver of the 3' freeboard requirement for the LHSM in relation to the placement of a mobile home. The waiver is being requested based on the following grounds:

- Physical Hardship: Mrs. Williams has expressed concern about her husband, who is handicapped and experiences difficulties with walking. Complying with the FEMA requirement would present a physical hardship for him.
- Financial Hardship: As fixed income retirees, Mrs. Williams and her husband face financial constraints. Meeting the prescribed elevation standards would impose a significant financial burden on them.
- Unusual Flooding Event: The appellant contends that the flooding caused by Hurricane Sally was an extraordinary occurrence and not representative of the typical flood risk in the area. Therefore, she believes that the regular LHSM requirement may not be necessary in this specific case.
- Wind Safety Concerns: Mrs. Williams has expressed concerns about the extreme height requirement for a single wide mobile home. She believes that such an elevation may compromise the wind safety of the structure.

Compliance Summary: In accordance with both FEMA's minimum flood regulations and the City of Orange Beach ordinances, it is required that the mobile home in question be elevated using a pile/column foundation designed by an Alabama Registered Professional Engineer. If the waiver request is denied, the mobile home will need to be elevated approximately 8.5' from the ground to satisfy the LHSM requirement. However, if the waiver is granted, there will be a reduction in elevation of the mobile home by 3 feet (5'5 from grade to LHSM).

If I can provide any additional information regarding this matter please contact me at: aroberson@orangebeachal.gov or 251-981-6826

Adam D. Roberson CBO, CFM
BUILDING OFFICIAL / FLOODPLAIN ADMINISTRATOR

DEPARTMENT OF ENGINEERING AND ENVIRONMENTAL SERVICES
P.O. BOX 2432, 4101 ORANGE BEACH BLVD.
ORANGE BEACH, ALABAMA 36561
PHONE: 251.981.2610 FAX: 251.981.3725



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.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Sarah A, Williams 22032				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25555 Canal Road, Lot 32				Company NAIC Number:	
City Orange Beach		State Alabama		ZIP Code 36561	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 32, Bay La Launch Mobile Home Community, Slide 995-B					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 30°17'35.60"</u> Long. <u>W 87°35'20.45"</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>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> 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>0.00</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>0.00</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 015011			B2. County Name Baldwin		B3. State Alabama
B4. Map/Panel Number 01002C0962	B5. Suffix M	B6. FIRM Index Date 04-19-2019	B7. FIRM Panel Effective/ Revised Date 04-19-2019	B8. Flood Zone(s) AE & AMWA	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10
B10. Indicate the source of the Base Flood Elevation (BFE) data or 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 or 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. 25555 Canal Road, Lot 32			Policy Number:
City Orange Beach	State Alabama	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 BFE), 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: GPS Observation 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.

Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawspace, or enclosure floor) | 14.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | 13.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input checked="" 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) | 13.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 4.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 4.7 | <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 Vincent D. Lucido	License Number 13918	
Title Professional Land Surveyor		
Company Name Lucido Engineering & Surveying, LLC		
Address 24693 Canal Road, Suite A		
City Orange Beach	State Alabama	

Signature <i>Vincent D. Lucido</i>	Date 3/30/2022	Telephone (251) 967-3250	Ext.
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Copy all pages of this 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)
Latitude & Longitude estimated from Google Earth. Lowest equipment serving building recommend a minimum elevation of 11.0'. Property and Structure lie within Zone AE(10) and Area of Moderate Wave Action (AMWA). Existing deck Elev=7.0'. A manufactured home to be placed on lot. Special piers will be required.

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. 25555 Canal Road, Lot 32			Policy Number:
City Orange Beach	State Alabama	ZIP Code 36561	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1650-0008
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. 25555 Canal Road, Lot 32			Policy Number:
City Orange Beach	State Alabama	ZIP Code 36561	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

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. 25555 Canal Road, Lot 32			Policy Number:
City Orange Beach	State Alabama	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.

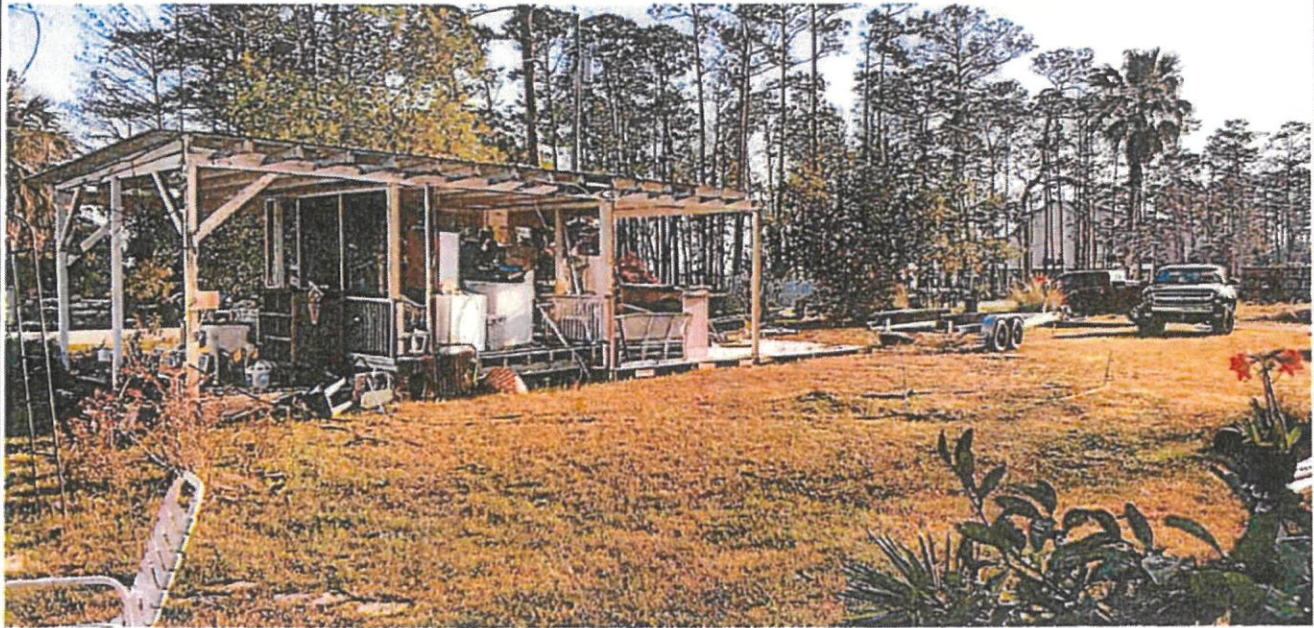


Photo One

Photo One Caption Existing Deck 3/29/22

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
25555 Canal Road, Lot 32

FOR INSURANCE COMPANY USE

Policy Number:

City

State

ZIP Code

Company NAIC Number

Orange Beach

Alabama

36561

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

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four

25555 Canal Rd Lot 32 Elevation per E.C.

