

# Recommendation for South Bethany Maximum House Elevations

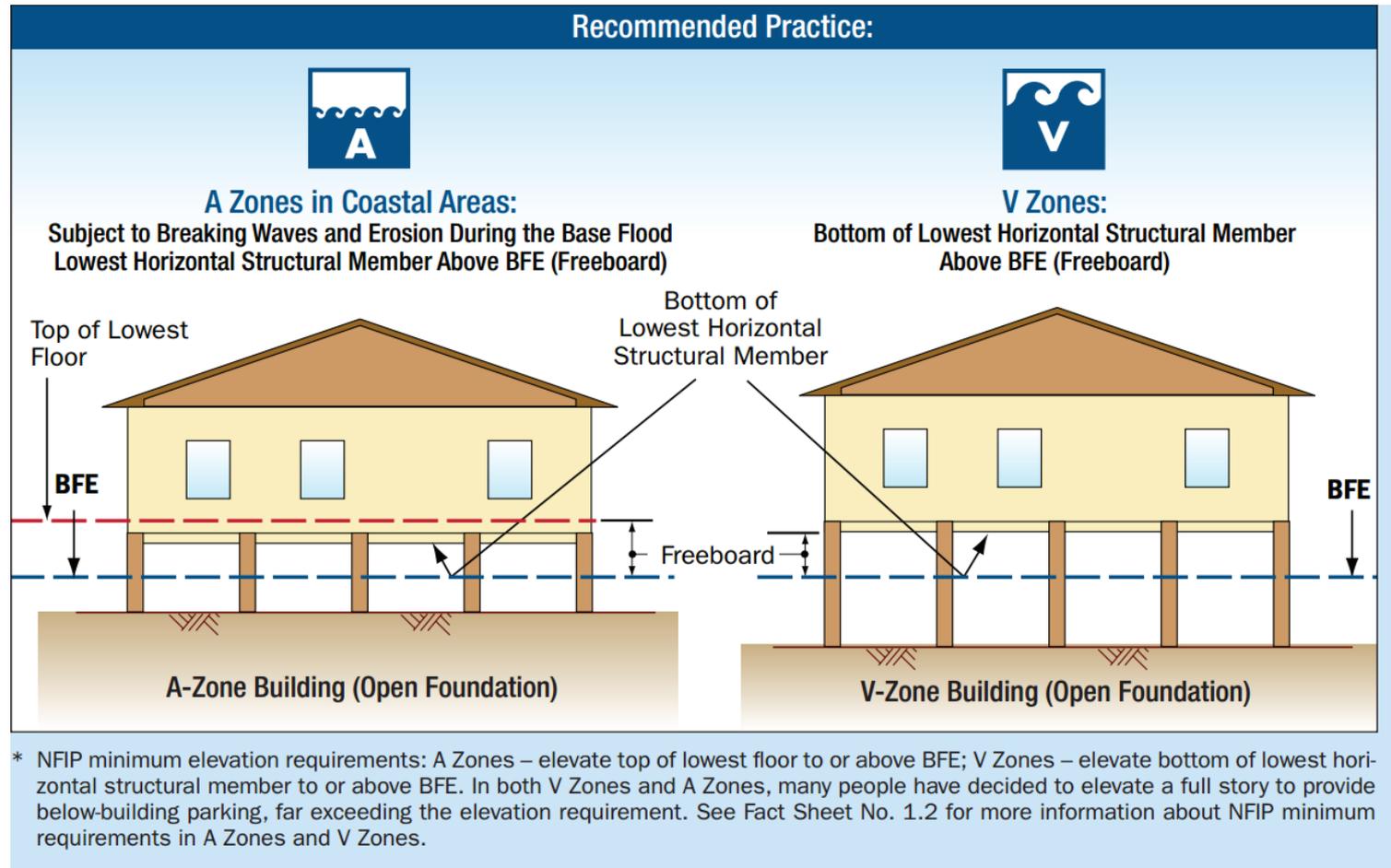
BFE Committee

June 10, 2016

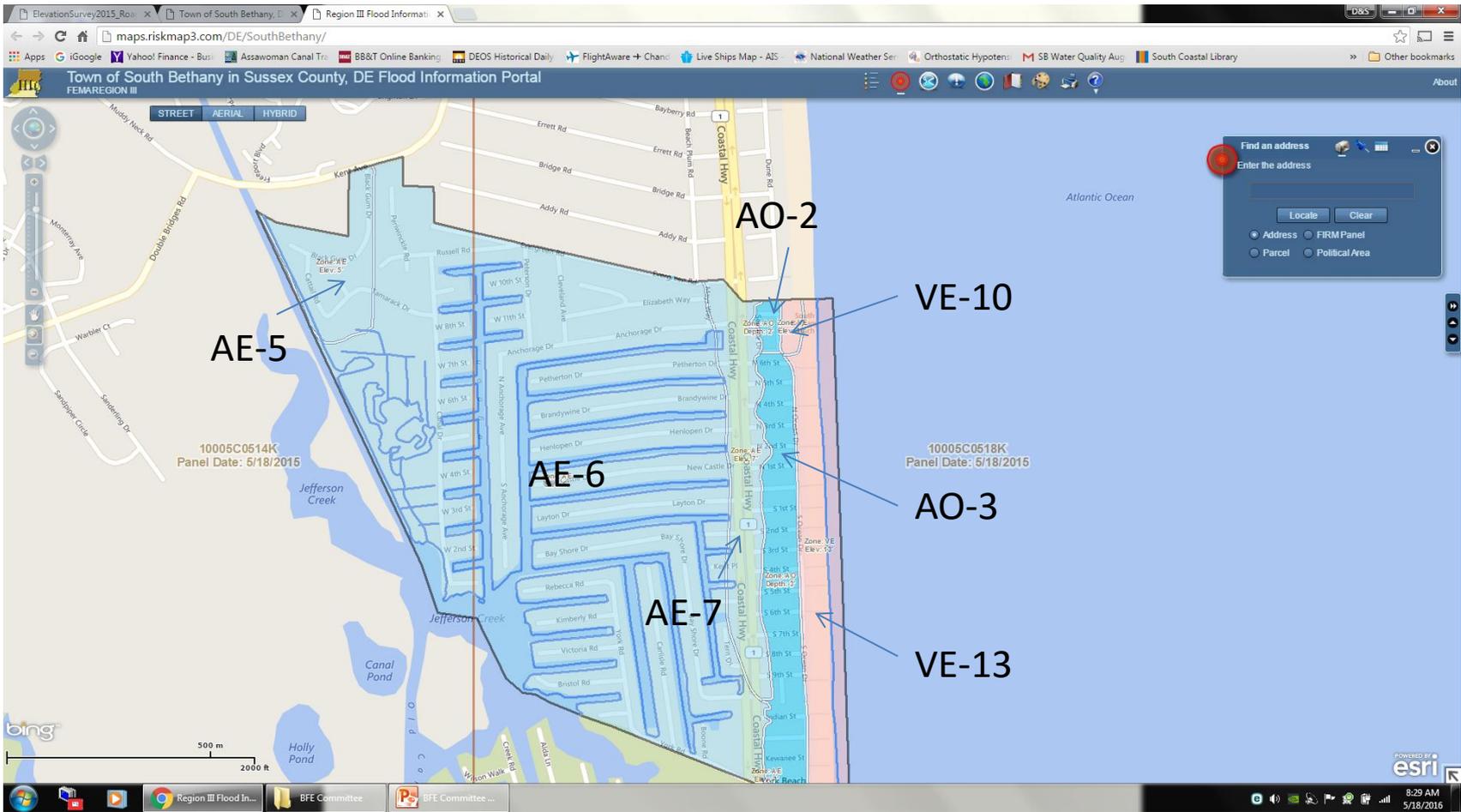
# Background

- Max elevation historically 32 feet above road
- In 2014, with optional 2 ft of freeboard, max elevation increased to 34 ft above road or 38 ft above sea level
- In May, 2016, for VE zone max elevation increased to 33 ft above BFE or 35 ft above BFE with 2 ft of freeboard
- New flood map in fall 2016 will raise Base Flood Elevations
- Committee formed to recommend if and what town-wide elevation changes should be made

# FEMA Freeboard Definition



# S Bethany Will Have 7 Flood Zones By Fall 2016



## Recommendation for All Flood Zones to Allow Everyone to Have 33 feet to build the Structure

- Max elevation 33 ft above higher of BFE or street\*
- Max elevation 35 ft above higher of BFE or street\* with 2 ft of freeboard
- Consistent with May 2016 VE zone elevation changes
  - Increases max height for all houses by 1 ft
  - Uses BFE as the reference (street if higher)
  - Allows additional 2 ft with 2 ft of freeboard

\* In Cat Hill house height is currently measured from mean lot elevation instead of street center line



# Change in Ht. Above Street for Houses on Streets with 3 Flood Zones

	St. Elev.	BFE		Ht. Above Street	Change in Ht.		Ht. with 2' F/B	Change in Ht.
<u>Seaside</u> (Proposed)								
2 Lots W	8	2+8		35	3		37	5
3 Lots W	8	7		33	1		35	3
E Side	9.23	10		33.77	1.77		35.77	3.77
<u>S 4<sup>th</sup> St.</u> (Proposed)								
W End	5.36	7		34.64	2.64		36.64	4.64
Mid	9.39	3+9.39		36.0	4.0		38.0	6.0
@ O. Dr.	10.5	13		35.5	3.5		37.5	5.5

# Max Ht. in Flood Plain in Surrounding Communities

	Max Ht w/o F/B~ft	Reference	Freeboard Allowance~ft	Max Ht. w/ Freeboard (Ref)~ft
Sussex County	42	BFE	2	44 (BFE)
Bethany Beach	31	BFE	1.5 (min)	31 (BFE + F/B)
Fenwick Island	30	Rd	1.5-2	31.5-32 (Rd)
S. Bethany (proposed)	33	BFE	2	35 (BFE)

# Summary

- Allow 33 ft of structure for everyone from BFE or centerline of street or mean lot level
  - Shown in previous ordinance as reasonable for 3 living levels
- Ground level must be as least as high as centerline of road
- Proposed ordinance wording submitted to Town Council for review
- Recommend disbanding BFE committee