



May 8, 2025

Stark County Zoning Board and Governing Authorities

I am writing in support of Erik and Tricia Jolliffe request to replat the 22.08 tract of land to Agricultural zoning.

This tract of land has a large area of floodplain the NW section of the property. There is also has a high-water table throughout the acreage which creates issues and excess development costs for a larger density housing development with multiple septic systems as well as basements.

Lots 5 & 6, Block 3, of Greenvale 3rd Subdivision were two commercial lots on the south portion of this tract which were sold July of 2019. In conversation with the buyer, they needed to install drain tile system to manage the excess ground water.

This property has been marketed for multiple years to potential developers as a rural housing development. I believe the highest and best use for the property is agricultural.

Sincerely,

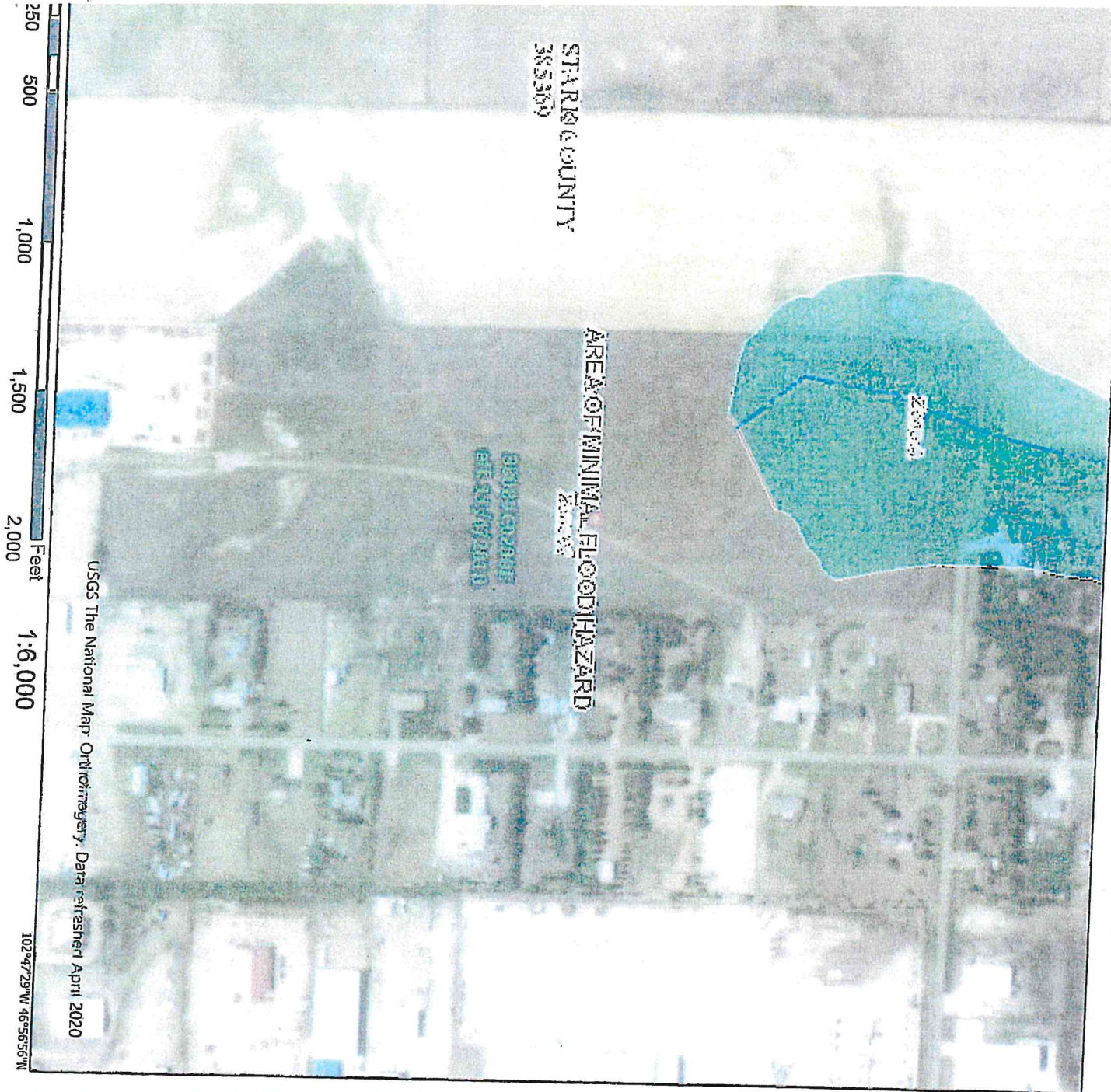
Diane Duchscher

Real Estate Broker

Home and Land Company

Additional Flood Hazard Layer FIRMette

51W 46°57'21"N



USGS The National Map Orthorectified: Data refreshed April 2020

250 500 1,000 1,500 2,000 Feet 1:6,000 102°47'29\"/>

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
 Without Base Flood Elevation (BFE)
 Zone A, V, AE
 With BFE or Depth Zone AE, AO, AH, VE, AN
 Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
 Future Conditions 1% Annual Chance Flood Hazard Zone X
 Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 Area with Flood Risk due to Levee Zone D

OTHER AREAS GENERAL STRUCTURES
 No screen
 Area of Minimal Flood Hazard Zone X
 Effective LOMRS
 Area of Undetermined Flood Hazard Zone
 Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall

OTHER FEATURES
 Cross Sections with 1% Annual Chance
 20.2
 47.5
 Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature

MAP PANELS
 Digital Data Available
 No Digital Data Available
 Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map reflects changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.