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## FLOODPLAIN PERMIT #25-676

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Todd Valentine, 35 Park Ave, West Union, New Shed 39.297226, -80.776979

TASK	COMPLETE (DATE)	NOTES
<i>CHECK RECEIVED</i>	N/A	
<i>US ARMY CORP. ENGINEERS (USACE)</i>		
<i>US FISH &amp; WILDLIFE SERVICES (USFWS)</i>		
<i>WV DEPT. NATURAL RESOURCES (WVDNR)</i>		
<i>WV DEPT. ENVIROMENTAL PROTECTION (WVDEP)</i>		
<i>STATE HISTORIC &amp; PRESERVATION OFFICE (SHPO)</i>		
<i>OFFICE of LAND &amp; STREAM (OLS)</i>		
<i>WVDOH</i>		
<i>Elevation Certificate</i>		
<i>DATE OF COMMISSION READING</i>	3/18/25	
<i>DATE AVAILABLE TO BE GRANTED</i>	4/21/25	
<i>PERMIT GRANTED</i>	4/21/25	
<i>COMPLETE</i>		

Doddridge County Office of  
Emergency Management/Floodplain Management  
99 Court Street Suite 128, West Union, WV 26456  
Tel 304-873-1343  
Email: [GEidel@doddridgecountywv.gov](mailto:GEidel@doddridgecountywv.gov)  
[www.doddridgecountyem.com](http://www.doddridgecountyem.com)

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March 7, 2025

MICHAEL, TODD & ROBIN VALENTINE

209 NEELEY AVE

West Union, WV. 26456

Subject: Notice of Violation - Doddridge County Floodplain Ordinance

To Whom it May Concern,

I hope this letter finds you well. Our records indicate that your property located at 209 NEELEY AVE West Union, WV. 26456 is currently in violation of the Doddridge County Floodplain Ordinance. Specifically, the following issue has been identified: \*Adding a shed on the property without a proper permit\*.

In accordance with the ordinance, you are required to take corrective action to address the violation(s) as soon as possible. Please be aware that failure to comply with the ordinance may result in enforcement actions, including but not limited to fines and other penalties.

We kindly request that you contact our office to discuss the necessary steps to rectify the situation. You can reach us at our office located at 99 Court Street, West Union, WV 26456, by phone at (304) 873-1343, or via email at [geidel@doddridgecountywv.gov](mailto:geidel@doddridgecountywv.gov).

Thank you for your prompt attention to this matter. We appreciate your cooperation in ensuring compliance with the floodplain management regulations and safeguarding our community.

Sincerely,

George Eidel, CFM

Doddridge County Emergency Manager/Floodplain Manager

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## **Doddridge County Floodplain Permits**

**(Week of March 17, 2025)**

Please take notice that on the (10<sup>th</sup>) of (March), 2025, (Todd Valentine) filed an application for a Floodplain Permit (#25-676) to develop land located at or about (35 Park Ave, West Union); **Coordinates: 39.297226, -80.776979**. The Application is on file with the Floodplain Manager of the County and may be inspected or copied during regular business hours in accordance with WV Code Chapter 29B Freedom of Information, Article 1 Public Records and county policy and procedures. Any interested persons who desire to comment shall present the same in writing by (April 21, 2025) (20 calendar days after the announcement at the regularly scheduled Doddridge County Commission Meeting) delivered to the Floodplain Manager of the County at 99 Court Street, Suite 128, West Union, WV 26456. This project is a shed

A blue ink signature of George C. Eidel, written in a cursive style.

**GEORGE C. EIDEL, CFM**

Doddridge County Floodplain Manager



Permit# 25-675  
Project Name: Shed  
Permittees Name: Todd Valentine  
Floodplain Office Use Only

MAR 10 '25 PM 1:58

## ***Doddridge County, WV***

# **Floodplain Development Permit Application**

This document is to be used for projects that impact/potentially impact the FEMA---designated floodplain and/or floodway of Doddridge County, WV pursuant to the rules and regulations established by all applicable Federal, State and local laws and ordinances, including the Doddridge County Floodplain Ordinance.

### **SECTION 1: GENERAL PROVISIONS (APPLICANT TO READ AND SIGN)**

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. The permit will expire if no work is commenced within six months of issuance.
5. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal requirements.
6. Applicant hereby gives consent to the Floodplain Administrator/Manager or his/her representative to make inspections to verify compliance.
7. I THE APPLICANT CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANT'S SIGNATURE Todd Valentine

DATE 3-10-2025

Doddridge County Commercial/Industrial  
Floodplain Development Permit Application

**Applicant Information:**

*Please provide all pertinent data.*

<b>Applicant Information</b>		
Responsible Party Name: <i>Todd Valentine</i>		
Mailing Address: <i>35 Park Ave</i>		
City: <i>West Union</i>	State: <i>WV</i>	Zip: <i>26456</i>
Point of Contact (POC):		
POC Title:		
POC Primary Phone: <i>304-494-6177</i>		
POC Primary Email:		
FEIN:	Corporate DUNS:	
Website:		
Local Mailing Address:		
City:	State:	Zip:
Local Project Manager (PM):		
Local PM Primary Phone:		
Local PM Secondary Phone:		
Local PM Primary Email:		
Person Filing Application:		
Applicant Title:		
Applicant Primary Phone:		
Applicant Secondary Phone:		
Applicant Primary Email:		



Doddridge County Commercial/Industrial  
Floodplain Development Permit Application

**Proposed Development:**

*Please check all elements of the proposed project that apply.*

**DESCRIPTION OF WORK (CHECK ALL APPLICABLE BOXES)**

**A. STRUCTURAL DEVELOPMENT**

<u>ACTIVITY</u>	<u>STRUCTURAL TYPE</u>
<input checked="" type="checkbox"/> New Structure	<input type="checkbox"/> Residential (1 – 4 Family)
<input type="checkbox"/> Addition	<input type="checkbox"/> Residential (more than 4 Family)
<input type="checkbox"/> Alteration	<input type="checkbox"/> Non-residential (floodproofing)
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (res. & com.)
<input type="checkbox"/> Demolition	Replacement
<input type="checkbox"/> Manufact ured/Mobil Home	

**B. OTHER DEVELOPLMENT ACTIVITIES:**

<input type="checkbox"/> Fill	<input type="checkbox"/> Mining	<input type="checkbox"/> Drilling	<input type="checkbox"/> Grading	<input type="checkbox"/> Pipelining
<input type="checkbox"/> Excavation (except for STRUCTURAL DEVELOPMENT checked above)				
<input type="checkbox"/> Watercourse Alteration (including dredging and channel modification)				
<input type="checkbox"/> Drainage Improvements (including culvert work) Road, Street, or Bridge				
<input type="checkbox"/> Construction				
<input type="checkbox"/> Subdivision (including new expansion)				
<input type="checkbox"/> Individual Water or Sewer System				
<input type="checkbox"/> Other (please specify)				

Shed - already on site

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Doddridge County Commercial/Industrial  
Floodplain Development Permit Application

**Development Site/Property Information:**

*Please provide physical description of the site/property, along with pertinent ownership (surface and mineral rights) data as applicable. Attach appropriate maps from the WV Flood Tool showing location of proposed development. Use additional copies of this page if development spans multiple property boundaries. Designate each property by number (i.e. Property 1 of 1, Property 2 of 7, etc.)*

Property Designation: \_\_\_\_ of \_\_\_\_

<b>Site/Property Information:</b>		
<b>Legal Description:</b>		
<b>Physical Address/911 Address:</b>		
<b>Decimal Latitude/Longitude:</b>		
<b>DMS Latitude/Longitude:</b>		
<b>District:</b>	<b>Map:</b>	<b>Parcel:</b>
<b>Land Book Description:</b>		
<b>Deed Book Reference:</b>		
<b>Tax Map Reference:</b>		
<b>Existing Buildings/Use of Property:</b>		

<b>Floodplain Location Data: (to be completed by Floodplain Manager or designee)</b>			
<b>Community:</b>	<b>Number:</b>	<b>Panel:</b>	<b>Suffix:</b>
<b>Location (Lat/Long):</b> <i>See Attached Map</i>		<b>Approximate Elevation:</b>	
		<b>Estimated BFE:</b>	
<b>Is the development in the floodway?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Is the development in the floodplain?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Zone: _____</b>	
<b>Notes:</b>			

Doddridge County Commercial/Industrial  
Floodplain Development Permit Application

**Property Owner Data:**

*Please provide data on current site/property landowner(s), both surface and mineral rights (as applicable). Use additional copies of this page as needed. Designate each page in relation to each property listed above.*

Property Designation: \_\_\_\_ of \_\_\_\_

<b>Property Owner Data:</b>			
Name of Primary Owner (PO): <i>Todd Valentine</i>			
Physical Address: <i>35 Park Ave</i>			
City: <i>West Union</i>	State: <i>WV</i>	Zip: <i>26456</i>	
Mailing Address: <i>PO Box 54</i>	City: <i>West Union</i>	State: <i>WV</i>	Zip: <i>26456</i>
Primary Phone: <i>304-494-6177</i>			
Primary Email:			

<b>Surface Rights Owner Data:</b>			
Name of Primary Owner (PO):			
Physical Address:			
City:	State:	Zip:	
Mailing Address:	City:	State:	Zip:
Primary Phone:			
Primary Email:			

<b>Mineral Rights Owner Data: (As Applicable)</b>			
Name of Primary Owner (PO):			
Physical Address:			
City:	State:	Zip:	
Mailing Address:	City:	State:	Zip:
Primary Phone:			
Primary Email:			

Doddridge County Commercial/Industrial  
Floodplain Development Permit Application

**Contractor Data:**

*Please provide all pertinent data for contractors and sub---contractors that may be participating in this project. Use additional copies of this page as needed. Designate each page in relation to each property listed above.*

**Property Designation:** \_\_\_\_ of \_\_\_\_

<b>Contractor/Sub-Contractor (C/SC) Information:</b>		
C/SC Company Name:		
C/SC WV License Number:		
C/SC FEIN:	C/SC DUNS:	
Local C/SC Point of Contact (POC):		
Local C/SC POC Title:		
C/SC Mailing Address:		
City:	State:	Zip-Code:
Local C/SC Office Phone:		
Local C/SC POC Phone:		
Local C/SC POC E-Mail:		

<b>Engineer Firm Information:</b>		
Engineer Firm Name:		
Engineer WV License Number:		
Engineer Firm FEIN:	Engineer Firm DUNS:	
Engineer Firm Primary Point of Contact (POC):		
Engineer Firm Primary POC Title:		
Engineer Firm Mailing Address:		
City:	State:	Zip-Code:
Engineer Firm Office Phone:		
Engineer Firm Primary POC Phone:		
Engineer Firm Primary POC E-Mail:		

## Adjacent and/or Affected Landowners Data

*Please provide data for all adjacent and/or affected surface owners (both up and down stream) whose property may be impacted by proposed development as demonstrated by a floodplain study or survey. Use additional copies of this page as needed.*

Adjacent Property Owner Data: Upstream			
Name of Primary Owner (PO):			
Physical Address:			
City:	State:	Zip:	
Mailing Address:	City:	State:	Zip:
Primary Phone:			
Primary Email:			

Adjacent Property Owner Data: Upstream			
Name of Primary Owner (PO):			
Physical Address:			
City:	State:	Zip:	
Mailing Address:	City:	State:	Zip:
Primary Phone:			
Primary Email:			

Adjacent Property Owner Data: Downstream			
Name of Primary Owner (PO):			
Physical Address:			
City:	State:	Zip:	
Mailing Address:	City:	State:	Zip:
Primary Phone:			
Primary Email:			

Adjacent Property Owner Data: Downstream			
Name of Primary Owner (PO):			
Physical Address:			
City:	State:	Zip:	
Mailing Address:	City:	State:	Zip:
Primary Phone:			
Primary Email:			

## Site Plan

**A Site Plan is an accurate and detailed map of the proposed development for this project.** It shows the size, shape, location and special features of the project property, and the size and location of any development planned to the property, especially as that development will impact the floodplain and/or floodway. Site plans show what currently exists on the project property, and any changes or improvements you are proposing to make. **A certified and licensed engineering firm should complete site plans.**

### **A SITE PLAN MUST CONTAIN THE FOLLOWING INFORMATION:**

1. Legal description of the parcel, north arrow and scale
2. All property lines and their dimensions
3. Names of adjacent roads, location of driveways
4. Location of sloughs, tributaries, streams, rivers, wetlands, ponds, and lakes, with setbacks indicated, and including FEMA floodplain data based on most updated FIRM.
5. Location, size, shape of all buildings, existing and proposed, with elevation of lowest floor indicated.
6. Location and dimensions of existing or proposed on-site sewage systems.
7. Location of all propane tanks, fuel tanks or other liquid storage tanks whether above ground or below ground level.
8. Location and dimensions of any proposed pipeline placement(s) into floodplain/floodway.
9. Location and dimensions of any roadway development into floodplain/floodway. *(Includes initial development access roads)*
10. Location and dimensions of any bridge and/or culvert development into floodplain/floodway.
11. Location and dimensions of any storage yard or facility into the floodplain/floodway.
12. Location of any existing utilities and/or proposed utility placement and/or displacement.
13. Location, dimensions and depth of any existing or proposed fill on site.
14. A survey showing the **existing ground elevations** of at least location on the building site. **ELEVATION NOTE:** All vertical datum will reference either NGVD 29 or NAVD 88. Assumed datum will not be acceptable unless the property is located in an area where vertical datum has not been published. For those areas where vertical datum has not been established, a site plan with contours, elevations using assumed datum, high water marks and existing water levels of sloughs, rivers, lakes or streams and proposed lowest floor elevation.

## Applicant

*Please read print name, sign and date below:*

- I certify that I am authorized to submit this application for the primary project developer.
- I certify that the information included in this application is to the best of my knowledge true and complete.
- I certify that all required Federal, State, and local permits required by law and/or ordinance for the above described development of this project have will be properly attained, are current and valid, and must be presented prior to a Doddridge County Floodplain Permit being issued.
- I understand that if in the course of the development project additional permits become required that were not needed during the initial proposal, the primary developer must notify the Doddridge County Floodplain Manager within 48 hours of such need, and that a "Stop Work" order may be issued for all project work directly impacting the floodplain or floodway, until such time the required additional permits are acquired.
- I understand that once the floodplain permit is submitted, the application will be entered into official public record at the next regularly scheduled Doddridge County Commission meeting after the date of submittal.
- I understand that from the date of submittal of the fully completed permit application, the Doddridge County Floodplain Manager has ninety (90) days to make a determination to either grant or deny said permit application. During this approval period, the Doddridge County Floodplain Manager may, at his or her discretion, conduct a review and/or additional study of provided documentation by means of an independent engineering firm. All costs associated with said review and/or study must be reimbursed to the County before issuance of approved permit.
- I understand that during the approval period, the Doddridge County Floodplain Manager or designee may at his or her discretion conduct site visits and document conditions of proposed development pursuant to the permit application.
- I understand that once the Floodplain Permit is granted, the permit will be entered into official public record. Appeals to the permit may be made no later than twenty (20) days after said issuance. If a valid appeal is submitted, as determined by the Doddridge County Floodplain Manager, a "Stop Work" order will be issued for all project development directly involving the floodplain or floodway. A public hearing by the Doddridge County Appeals Board will be scheduled no less than ten (10) days after the next regularly scheduled Doddridge County Commission meeting.
- I understand that all decisions of the Doddridge County Appeals Board shall be final.
- **I understand issuance of a Floodplain Permit authorizes me to proceed with construction as proposed.**
- In signing this application, the primary developer hereby grants the Doddridge County Floodplain Manager or designee the right to enter onto the above---described location to inspect the development work proposed, in progress, and/or completed.
- I understand that if I do not follow exactly the site---plan submitted and approved by this permit that a "Stop Work" order may be issued by the Doddridge County Floodplain Manager and that I must stop all construction immediately until discrepancies of actual work vs. proposed work is resolved.



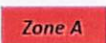
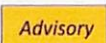

Applicant Signature: Todd VnSe Date: 3-10-2015

Applicant Printed Name: Todd VnSe

# WV Flood Map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

<div> <div>  Regulatory Floodway </div> <div>  1-Percent-Annual-Chance Flood Hazard Area <b>With Base Flood Elevation (BFE)</b> </div> <div>  1-Percent-Annual-Chance Flood Hazard Area <b>Without BFE</b> (may have Advisory Flood Heights) </div> <div>  1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones) </div> </div>	<div>  Flood Info Location <div>Map created on 3/10/2025</div> </div>
<div> Download the Full Legend for all flood tool symbols  <a href="https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf">https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf</a> </div> <div> <b>Disclaimer:</b>  The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (<a href="https://www.MapWV.gov/flood">https://www.MapWV.gov/flood</a>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center. </div>	<div> <div>User Notes</div> <div> <div>Flood Hazard Area</div> Location is <b>WITHIN</b> the FEMA 100-year floodplain. </div> <div> <div>Flood Zone</div> AE </div> <div> <div>Stream</div> Middle Island Creek </div> <div> <div>Watershed (HUC8)</div> Little Musringum-Middle Island (5030201) </div> <div> <div>Flood Height</div> Refer to FIS report for BFE NAVD88 </div> <div> <div>Water Depth</div> </div> <div> <div>Elevation</div> 778.7 ft (Source: FEMA 2018-20) (NAVD88) </div> <div> <div>Community &amp; ID</div> Town of West Union (ID: 540025) </div> <div> <div>FEMA Map &amp; Date</div> 54017C0120C; Effective Date: 10/4/2011 </div> <div> <div>Location (lat, long)</div> (39.297226, -80.776979) (WGS84) </div> <div> <div>Parcel ID</div> 09-09-0003-0039-0000 </div> <div> <div>E-911 Address</div> </div> </div>