



MORGANTOWN BOARD OF ZONING APPEALS

June 25, 2007

6:30 PM

City Council Chambers

Board Members:

Bernie Bossio, Chair

Nick Iannone, Vice-chair

Mark Furfari

Vacant

Jim Shaffer

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. MATTERS OF BUSINESS

A. Approval of April 18, 2007

B. May 16, 2007 postponed until the July 18, 2007 meeting.

III. OLD BUSINESS

A. None

IV. NEW BUSINESS

A. **CU07-08 / Darr / 236 Cobun Avenue**: Request by Margaret Darr for conditional use approval of a "Bed and Breakfast Inn" use in an R-1A District for property located at 236 Cobun Avenue Drive. Tax Map #29 Parcels #372-373; an R-1A, Single-family Residential District

APPLICANT HAS REQUESTED AGENDA ITEM TO BE TABLED

B. **V07-11 / West Virginia University Alumni Association**: Request by West Virginia University Alumni Association for variance approval under the Planning & Zoning Code 1365.04 (G) to exceed the maximum parking requirement. Tax Map #6, Parcel # 74 (the portion of realty affected by the proposed zoning map amendment is illustrated on Tax Map 11).

C. **V07-12 / Moser Investments, LLC / Beechurst Avenue**: Request by Moser Investments, LLC for variance approval under the Planning & Zoning Code 1361.03 (I) for relief from recessing floors above 4 stories 12' from build-to line at property located on Beechurst Avenue. Tax Map #19 Parcels #111-115; a B-2, Service Business District, Sunnyside South Overlay District, and Beechurst Corridor Overlay District.

D. **V07-13 / Moser Investments, LLC / Beechurst Avenue**: Request by Moser Investments, LLC for variance approval under the Planning & Zoning Code 1361.03 (O) *Building Form and Scale* § (1) for relief from 50% total fenestration for building facades facing primary streets; § (4) for relief from vertical articulation of windows along primary street; and, § (6) for relief from recessing windows in building's primary façade at property located on Beechurst Avenue. Tax Map #19 Parcels #111-115; a B-2, Service Business District, Sunnyside South Overlay District, and Beechurst Corridor Overlay District.

E. **V07-14 / Moser Investments, LLC / Beechurst Avenue**: Request by Moser Investments, LLC for variance approval under the Planning &

Planning Department

Christopher Fletcher, AICP
Planning Director
389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Zoning Code Variance 1361.03 (P) *Building Materials* § (1) for relief from the use of natural materials so that imitation dry-stack stone may be used instead on the first two floors and cement fiber siding (i.e. "Hardy Plank") may be used on the remaining front façade; and, § (2) relief from the exclusion of composite materials so that cement fiber siding (i.e. "Hardy Plank") may be used at property located on Beechurst Avenue. Tax Map #19 Parcels #111-115; a B-2, Service Business District, Sunnyside South Overlay District, and Beechurst Corridor Overlay District.

F. V07-15 / Moser Investments, LLC / Beechurst Avenue: Request by Moser Investments, LLC for variance approval under the Planning & Zoning Code 1361.03 (Q) *Street Hierarchies and Land Use* § (1) for relief from the exclusion of residential uses on the ground floor enfronting the primary street at property located on Beechurst Avenue. Tax Map #19 Parcels #111-115; a B-2, Service Business District, Sunnyside South Overlay District, and Beechurst Corridor Overlay District.

G. V07-16 / Moser Investments, LLC / Beechurst Avenue: Request by Moser Investments, LLC for variance approval under the Planning & Zoning Code 1361.04 (A) (3) for 14' variance relief from the minimum 20' rear yard setback between proposed building and paper alley at property located on Beechurst Avenue. Tax Map #19 Parcels #111-115; a B-2, Service Business District, Sunnyside South Overlay District, and Beechurst Corridor Overlay District.

H. V07-17 / Moser Investments, LLC / Beechurst Avenue: Request by Moser Investments, LLC for variance approval under the Planning & Zoning Code 1347.04 (B) *Minimum Setback for Accessory Structures* for 10' variance relief from the minimum 10' rear yard setback for a parking deck structure at property located on Beechurst Avenue. Tax Map #19 Parcels #111-115; a B-2, Service Business District, Sunnyside South Overlay District, and Beechurst Corridor Overlay District.

V. OTHER BUSINESS

A. Public Comments

B. Staff Comments

VI. ADJOURNMENT

If you need an accommodation, please contact us at 284-7431.

Planning Department

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