



# MORGANTOWN BOARD OF ZONING APPEALS

September 16, 2015

6:30 PM

Council Chambers

Leanne Cardoso, Chair

Bill Burton, Vice-Chair

Linda Herbst

George Papandreas

Jim Shaffer

## AGENDA

### I. CALL TO ORDER AND ROLL CALL

### II. MATTERS OF BUSINESS

- A. Minutes for the August 19, 2015 hearing

### III. UNFINISHED BUSINESS: None.

- A. **CU15-07 / Meagan Deeley / 139 Linnehurst Street:** Request by Meagan Deeley, for conditional use approval of a "Class 2 Home Occupation" at 139 Linnehurst Street; Tax Map 44, Parcel 156; R-1A, Single-Family Residential District. TABLED AT 19 AUG 2015 HEARING – WITHDRAWN BY APPLICANT.
- B. **V15-46 / Craft Built Homes, LLC / Munsey Street:** Request by Kurtis Clinton, on behalf of Craft Built Homes, LLC, for variance relief from Article 1333.04 concerning a rear and side setback encroachment (corner of Munsey Street and Windsor Avenue); Tax Map 6, Parcel 28; R-1, Single-Family Residential District. TABLED AT 19 AUG 2015 HEARING – WITHDRAWN BY APPLICANT.

### IV. NEW BUSINESS:

- A. **CU15-09 / Michael Alam / 3329 Collins Ferry Road:** Request by Michael Alam, for conditional use approval of a "Class 2 Home Occupation" at 3329 Collins Ferry Road; Tax Map 2, Parcel 170; R-1, Single-Family Residential District.
- B. **CU15-10 / M & J Property Holdings, LLC / Oakland Street:** Request by Mark J. Nesselroad, on behalf of M & J Property Holdings, LLC, for conditional use approval of an "Off-site Parking Facility" located near Oakland Street; part of Parcel 74 of Tax Map 6; B-2, Service Business District.
- C. **V15-58 / M & J Property Holdings, LLC / 453 Oakland Street:** Request by Mark J. Nesselroad, on behalf of M & J Property Holdings, LLC, for variance relief from Article 1345.06(B) concerning location of parking spaces at 453 Oakland Street; Tax Map 11, Parcel 83; B-1, Neighborhood Business District.
- D. **V15-53 / M & J Property Holdings, LLC / 453 Oakland Street:** Request by Mark J. Nesselroad, on behalf of M & J Property Holdings, LLC, for variance relief from Article 1345.04 concerning setback encroachments at 453 Oakland Street; Tax Map 11, Parcel 83; B-1, Neighborhood Business District.

#### Development Services

Christopher Fletcher, AICP  
Director

#### Planning Division

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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- E. V15-60 / M & J Property Holdings, LLC / 453 Oakland Street:** Request by Mark J. Nesselroad, on behalf of M & J Property Holdings, LLC, for variance relief from Article 1367 concerning landscape buffer standards at 453 Oakland Street; Tax Map 11, Parcel 83; B-1, Neighborhood Business District.
- F. V15-59 / M & J Property Holdings, LLC / 453 Oakland Street:** Request by Mark J. Nesselroad, on behalf of M & J Property Holdings, LLC, for variance relief from Article 1367 concerning dumpster enclosure location at 453 Oakland Street; Tax Map 11, Parcel 83; B-1, Neighborhood Business District.
- G. V15-57 / M & J Property Holdings, LLC / 453 Oakland Street:** Request by Mark J. Nesselroad, on behalf of M & J Property Holdings, LLC, for variance relief from Article 1345.07 concerning cladding, window materials, and fenestration ratio standards at 453 Oakland Street; Tax Map 11, Parcel 83; B-1, Neighborhood Business District.
- H. V15-56 / Bocci, LLC / 48 Donley Street:** Request by Raymond Eddy, on behalf of Bocci, LLC, for variance relief from Article 1351.01(D) concerning curb cuts at 48 Donley Street; Tax Map 28, Parcels 14 through 17; B-4, General Business District.
- I. V15-54 / Bocci, LLC / 48 Donley Street:** Request by Raymond Eddy, on behalf of Bocci, LLC, for variance relief from Article 1367 concerning landscaping and screening at 48 Donley Street; Tax Map 28, Parcels 14 through 17; B-4, General Business District.
- J. V15-55 / Bocci, LLC / 48 Donley Street:** Request by Raymond Eddy, on behalf of Bocci, LLC, for variance relief from Article 1351.01(C)(2) concerning private parking facilities at 48 Donley Street; Tax Map 28, Parcels 14 through 17; B-4, General Business District.

### V. ANNOUNCEMENTS

### VI. ADJOURNMENT

#### Development Services

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Director

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*If you need an accommodation, please contact us at 304-284-7431.*