



# MORGANTOWN BOARD OF ZONING APPEALS

December 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 October 12, 2015 hearing.
- B. Minutes for the October 21, 2015 hearing.
- C. Minutes for the November 18, 2015 hearing.

### III. UNFINISHED BUSINESS: None

### IV. NEW BUSINESS:

- A. **V15-65 / Standard at Morgantown, LLC / 1303 University Avenue:**  
Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1349.04(A)(2) to exceed the maximum front setback standard; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.
- B. **V15-66 / Standard at Morgantown, LLC / 1303 University Avenue:**  
Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1349.04(A)(5) to encroach into the minimum rear setback standard; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.
- C. **V15-67 / Standard at Morgantown, LLC / 1303 University Avenue:**  
Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1351.01(I) as it relates to minimizing canyon effects; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.
- D. **V15-68 / Standard at Morgantown, LLC / 1303 University Avenue:**  
Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1351.01(D) to exceed the maximum curb cut width of a driveway at the curb line and at the right-of-way line on University Avenue; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.
- E. **V15-69 / Standard at Morgantown, LLC / 1303 University Avenue:**  
Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1351.01(D) to exceed the maximum curb cut width of a driveway at the curb line and at the right-of-way line on Walnut Street; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.

**Development Services**  
Christopher Fletcher, AICP  
Director

**Planning Division**  
389 Spruce Street  
Morgantown, WV 26505  
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- F. V15-70 / Standard at Morgantown, LLC / 1303 University Avenue:** Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1365.04 to exceed the maximum number of parking spaces in a nonresidential district; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.
- G. V15-71 / Standard at Morgantown, LLC / 1303 University Avenue:** Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for variance relief from Article 1351.01(K) as it relates to the minimum transparency standard; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District.
- H. V15-74 / Rising Sun Construction, LLC / 1213 Macomb Street:** Request by Chris Bailey, on behalf of Rising Sun Construction, LLC, for variance relief from Article 1333.04(A)(4) to encroach into the minimum rear setback standard; Tax Map 48B, Parcel 21; R-1, Single-Family Residential District.
- I. V15-75 / CSC Home & Hardware / 1588 Earl Core Road:** Request by Kisha Dlugos of City Neon, Inc., on behalf of CSC Home & Hardware, for variance relief from Article 1369 as it relates to signage at 1588 Earl Core Road; Tax Map 31, Parcel 109.2; B-2, Service Business District.
- J. V15-77 / FEOH Realty, LLC / Donahue Drive:** Request by Ryan Hess, on behalf of FEOH Realty, LLC, for variance relief from Article 1365.10(N) as it relates to loading for a site along Maple Drive, Research Park Road, and State Route 705; Morgan District, Tax Map 4, Parcels 18.5, 19 & 20; B-5, Shopping Center District.
- K. V15-78 / FEOH Realty, LLC / Donahue Drive:** Request by Ryan Hess, on behalf of FEOH Realty, LLC, for variance relief from Article 1365.09(B)(2) as it relates to proximity of a driveway to the intersection of two streets for a site along Maple Drive, Research Park Road, and State Route 705; Morgan District, Tax Map 4, Parcels 18.5, 19 & 20; B-5, Shopping Center District.
- L. V15-79 / FEOH Realty, LLC / Donahue Drive:** Request by Ryan Hess, on behalf of FEOH Realty, LLC, for variance relief from Article 1365.05 as it relates to minimum number of stacking spaces for a site along Maple Drive, Research Park Road, and State Route 705; Morgan District, Tax Map 4, Parcels 18.5, 19 & 20; B-5, Shopping Center District.
- M. V15-80 / FEOH Realty, LLC / Donahue Drive:** Request by Ryan Hess, on behalf of FEOH Realty, LLC, for variance relief from Article 1353.07(E) as it relates to sidewalks for a site along Maple Drive, Research Park Road, and State Route 705; Morgan District, Tax Map 4, Parcels 18.5, 19 & 20; B-5, Shopping Center District.

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- N. V15-81 / FEOH Realty, LLC / Donahue Drive:** Request by Ryan Hess, on behalf of FEOH Realty, LLC, for variance relief from Article 1353.05(B) as it relates to minimum building height for a site along Maple Drive, Research Park Road, and State Route 705; Morgan District, Tax Map 4, Parcels 18.5, 19 & 20; B-5, Shopping Center District.
- O. CU15-11 / Victory Holdings, LLC / 321 Brockway Avenue:** Request by Joe Panico, on behalf of Victory Holdings, LLC, for conditional use approval of a "Two-Family Dwelling" at 321 Brockway Avenue; Tax Map 29, Parcel 349, B-4, General Business District.
- P. CU14-07 / Traugh / 344 High Street:** Request by Zachary Traugh, on behalf of *The Bank* for an amendment to a previously approved conditional use petition for a "Restaurant, Private Club" at 344 High Street; Tax Map 26A, Parcel 109; B-4, General Business District.
- Q. CU15-12 / Denny's Corporation / 258 Retail Circle:** Request by Kisha Dlugos of City Neon, Inc., on behalf of Grate Enterprises, Inc., for conditional use approval of an "On-premise Pole or Pylon Sign" for Denny's Restaurant at 258 Retail Circle; Tax Map 64, Parcel 4, B-5, Shopping Center District. **POSTPONED**

### V. ANNOUNCEMENTS

### VI. ADJOURNMENT

#### Development Services

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Director

#### Planning Division

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