



MORGANTOWN BOARD OF ZONING APPEALS

November 29, 2012
6:30 PM
City Council Chambers

Board Members:

Bernie Bossio, Chair
Leanne Cardoso, Vice-Chair
George Papandreas
Jim Shaffer
Tom Shamberger

STAFF REPORT

CASE NO: CU12-18 / Tera, LLC / Protzman Street and Glenn Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Tera, LLC, for conditional use approval of a "Multi-Family Structure" in the R-2 District along Protzman Street and Glenn Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 20, Parcels 452, 453, 454, 457, and 458; R-2, Single- and Two-Family Residential District

SURROUNDING ZONING:

North, East, and South: R-1A, Single-Family Residential District
West: R-2, Single- and Two-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to raze three structures between 600 Protzman Street and 11 Glenn Street and construct two apartment buildings with required parking. Addendum A of this report illustrates the location of the subject development site.

The petitioner's proposed development program details include:

- Two, 2.5-story apartment buildings each having four habitable levels, which observes the maximum height standard in the R-2 District (2.5 stories or 35 feet, whichever is less).
- A total of 40 one-bedroom units (40 beds).
- A total of 43 on-site parking spaces.
- An existing twelve-foot, unopened public right-of-way separates the two sites. The right-of-way must remain as it appears, based on tax maps, to be sole means of access, once developed, to at least one neighboring parcel.
- Building A, as shown on the proposed site plan, will be located at the corner of Protzman Street and Glenn Street and comprises the following:
 - The development site will be approximately 12,260 square feet created through the combination of Parcels 452 and 453.
 - The building and parcel frontage will be along Protzman Street.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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- The front setback will be 10 feet; the north or interior side setback will be 5 feet; the south or corner setback will be 7.5 feet; and, the rear setback will be approximately 76.5 feet. The proposed setbacks meet or exceed the minimum setback requirements in the R-2 District.
- The proposed apartment building will include sixteen (16) one-bedroom units for a total of 16 bedrooms.
- There are 18 proposed on-site parking spaces, three of which are designed as compact spaces, one as an accessible space, and one as a parallel space. The number of planned parking spaces exceeds the minimum parking requirement for the development based on the number of one-bedroom units (16 spaces).
- Building B, as shown on the proposed site plan, will be located along Glenn Street and comprises the following:
 - The development site will be approximately 17,737 square feet created through the combination of Parcels 454, 457 and 458.
 - The building and parcel frontage will be along Glenn Street.
 - The front setback will be 10 feet; the east side setback will be 5 feet; the west side setback will be approximately 16 feet; and, the rear setback will be approximately 60 feet. The proposed setbacks meet or exceed the minimum setback requirements in the R-2 District.
 - The proposed apartment building will include twenty-four (24) one-bedroom units for a total of 24 bedrooms.
 - There are 25 proposed on-site parking spaces, two of which are designed as accessible parking spaces and one as a parallel. The number of planned parking spaces exceeds the minimum parking requirement for the development based on the number of one-bedroom units (24 spaces).
- Access to the dwelling units will come directly from the respective parking areas with upper floors utilizing exterior but enclosed stair towers.
- The buildings will utilize a shared dumpster facility located toward the rear center portion of the entire development with access via the twelve-foot unopened public right-of-way.
- Residents will use a shared mailbox unit near one of the development's Glenn Street driveways. The petitioner will need to confirm in writing that the United States Postal Service will deliver mail to accessible units as needed.

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The following Planning and Zoning Code related approvals are required for the development program as proposed.



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Planning Commission (11/08/2012 hearing date):

- Case No. S12-07-III..... Development of Significant Impact Site Plan.
APPROVED
- Case No. MNS12-15 Minor subdivision to combine two existing parcels.
APPROVED
- Case No. MNS12-16 Minor subdivision to combine three existing parcels.
APPROVED

Board of Zoning Appeals (11/29/2012 hearing date):

- Case No. CU12-18 Conditional use approval for a “Multi-family Dwelling” use in the R-2 District.

STAFF RECOMMENDATION:

It is the opinion of the Planning Division that the proposed redevelopment project represents a unique opportunity to modestly increase residential density within the R-2 District area that is within close proximity and walking distance to WVU’s downtown campus. The proposed project is a part of a three multi-family structure development program, the first building of which was approved administratively and is located on the opposite corner of Protzman Street and Glenn Street.

The petitioner and project design professionals have worked closely with the Planning Division, Engineering Department, and Fire Department to incorporate significant development program improvements that enhance necessary parking spaces, driveways, solid waste management, fire department access, and landscape and buffering areas. Additionally, the proposed building exceeds required aesthetic requirements in the R-2 District by incorporating a combination of masonry materials, which should provide visually appealing qualities to this area.

The Board of Zoning Appeals must determine whether the proposed request meets the standard criteria for a conditional use by reaching a positive determination for *each* of the “Findings of Fact” submitted by the petitioner. Addendum B of this report provides Staff recommended revisions to the petitioner’s findings of fact (deleted matter struck through; new matter underlined).

Staff recommends approval of Case No. CU12-16 following conditions:

1. That Minor Subdivision Petitions MNS12-15 and MNS12-16 be approved by the Planning Commission and related conditions performed.
2. That Development of Significant Impact Site Plan Petition S12-07-III be approved by the Planning Commission and related conditions performed.
3. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards as determined by the City’s Chief Building Code Official.

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4. That the petitioner shall incorporate, to the satisfaction of the Planning Division, all reasonable Technical Review Team recommendations in plans submitted with related building permit applications, which include at least the following:
 - a. That, prior to the commencement of any excavation and construction activities, construction fencing shall be erected and maintained along the entire length of the parcel boundary shared between the subject development site and Parcel 451 of Tax Map 20 (612 Protzman Street) for the purpose of protecting said parcel from construction-related encroachment.
 - b. That, to the satisfaction of the Planning Division and prior to the issuance of any certificate of occupancy, a permanent six-foot privacy fence shall be constructed, preferably vinyl or similar low maintenance material, and maintained along the entire length of the parcel boundary shared between the subject development site and Parcel 451 of Tax Map 20 for the purpose of screening and buffering the adjoining 612 Protzman Street single-family dwelling use from the subject multi-family dwelling use.
 - c. That the driveway entrance closest to the Protzman Street and Glenn Street intersection must be eliminated to promote best access management practices. Accordingly, cross access easements and related covenants must be included in the deeds of the respective tracts. Said covenants should also address access to and use of shared facilities including, but not limited to, solid waste storage, mail delivery, common area, etc.
 - d. That parking spaces 13A through 18A shown on the proposed site plan be shifted four to six feet away from Glenn Street for the purpose of providing a sufficient landscape bed to achieve desired parking lot screening requirements; provided, fire department access and maneuvering is not compromised.
 - e. That wheel stops shall be provided for each parking stall to protect pedestrian ways and landscaping.
 - f. That the shared dumpster shall be enclosed with masonry materials at least six (6) feet in height and include an opaque gate, standard concrete access apron, and concrete bollards at the rear of the enclosure to protect same from damage.
 - g. That, to the satisfaction of the Planning Division, internal concrete sidewalks with a minimum width of four feet shall be constructed for each building to provide pedestrian ways from the dwelling units and parking areas to the five-foot sidewalks that must be constructed along Glenn Street.
 - h. That, to the satisfaction of the Planning Division, the landscape beds flanking the driveway entrance must include appropriate deciduous trees as provided in Article 1367.11 of the Planning and Zoning Code and the landscape beds along Glenn Street appropriately screen parking areas.
 - i. That all exterior stairs, steps, landings, elevated walkways, railings, and support members may not be comprised of exposed wood or treated lumber.

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- j. That, to the satisfaction of the Planning Division, shutters framed by lintels, trim, and sills that simulate windows must be provided for the first and second stories of the side elevations visible from the public right-of-way.
5. That a Landscape Plan be submitted with the building permit application for review and approval by the Planning Division. Variance approval must be obtained should the Landscaping Plan not conform to the related performance standards set forth in the City Planning and Zoning Code.
6. That a Lighting Plan be submitted with the building permit application for review and approval by the Planning Division. Variance approval must be obtained should the Lighting Plan not conform to the related performance standards set forth in the City Planning and Zoning Code.

Enclosures: Application and accompanying exhibits

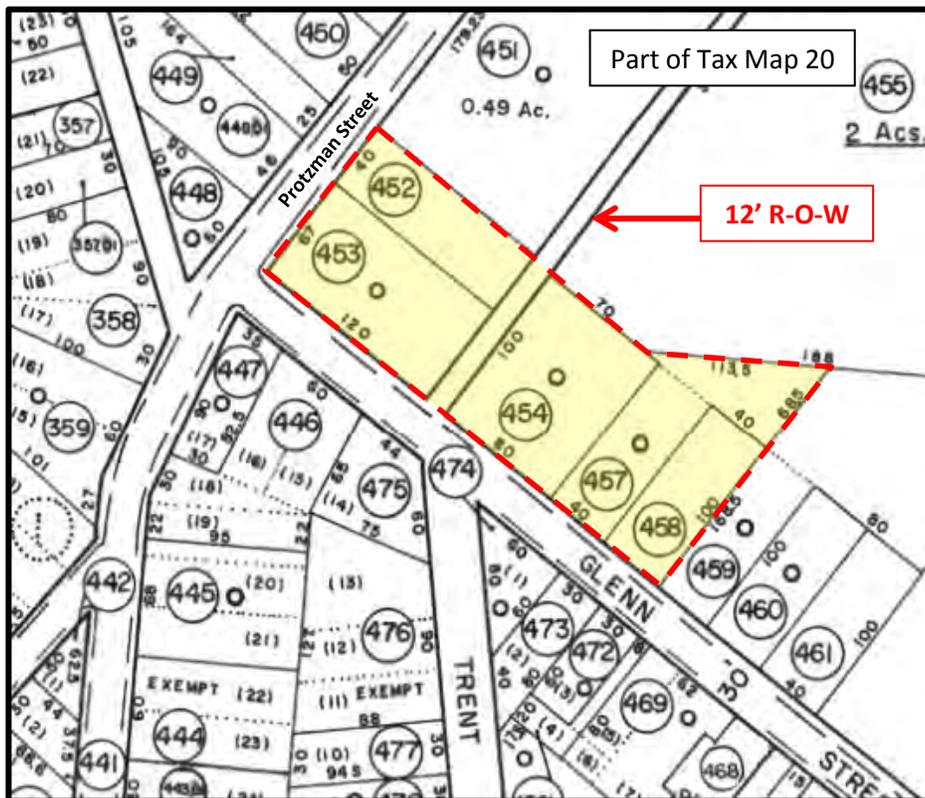
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STAFF REPORT ADDENDUM A
CU12-18 / Tera, LLC / Protzman & Glenn



STAFF REPORT ADDENDUM B
CU 12-18 / Tera, LLC / Protzman and Glenn Streets

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined)

Finding of Fact #1 – Congestion in the streets is not increased, in that:

The development exceeds the minimum off-street parking requirements for a multi-family use. Access to the proposed parking areas will ~~eliminate or utilize several existing driveways, thereby~~ utilize one driveway entrance advancing best access management ~~improvements~~ practices. Continued efforts to increase residential density where properly zoned, within walking distance of primary residential destination points, and within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appears to contribute to traffic congestion within the City of Morgantown.

Finding of Fact #2 – Safety from fire, panic, and other danger is not jeopardized, in that:

The development will meet all related building and fire codes. The development plan appears to incorporate access and maneuvering planning for fire trucks and emergency vehicles within the alley and parking areas.

Finding of Fact #3 – Provision of adequate light and air is not disturbed, in that:

The development will meet or exceed all setbacks and building height requirements for the R-2 District.

Finding of Fact #4 – Overcrowding of land does not result, in that:

Off-street parking requirements will be exceeded for the proposed development. The development will also meet or exceed all setbacks and building height requirements for the R-2 District. Also, the occupancy will be similar to neighboring structures in the vicinity.

Finding of Fact #5 – Undue congestion of population is not created, in that:

Requisite off-street parking will be developed and continued efforts to increase residential density where properly zoned; within walking distance of primary residential destination points; and; within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appears to contribute to traffic congestion within the City of Morgantown.

Finding of Fact #6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The proposed development should not ~~development should~~ require any additional public infrastructure, utilities, or service beyond that which is appears to be currently available within the immediate area.

Finding of Fact #7 – Value of buildings will be conserved, in that:

The value of buildings in the area should increase by redeveloping the subject property and adding new dwelling units within an area where single-family homes appear to have been converted into student housing leaving much of the adjacent housing stock functionally obsolete.

Finding of Fact #8 – The most appropriate use of land is encouraged, in that:

The building occupancy will be similar to that of other buildings within the area, which is predominantly multi-family housing within walking distance to WVU's downtown campus and public transit lines.



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN - CONDITIONAL USE

OFFICE USE
CASE NO. <u>CU12-18</u>
RECEIVED: <u>8/10/12</u>
COMPLETE: _____

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	<u>Tera, Properties LLC</u>	Phone:	<u>304-692-9296</u>
Mailing Address:	<u>410 Stewart Street Office</u>	Mobile:	
	Street: <u>Morgantown</u> <u>WV</u> <u>26505</u> City State Zip	Email:	
II. AGENT / CONTACT INFORMATION			
Name:	<u>Project Management Services</u>	Phone:	<u>304-212-5256</u>
Mailing Address:	<u>1160 Fayette Street</u>	Mobile:	<u>304-692-7116</u>
	Street: <u>Morgantown</u> <u>WV</u> <u>26505</u> City State Zip	Email:	<u>pms160@comcast.net</u>
Mailings -	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	<u>Tera, Properties LLC</u>	Phone:	<u>304-692-9296</u>
Mailing Address:	<u>410 Stewart Street Office</u>	Mobile:	
	Street: <u>Morgantown</u> <u>WV</u> <u>26505</u> City State Zip	Email:	
IV. SITE			
Street Address (if assigned):	<u>Proteman & Glenn</u>	Tax Map #:	<u>20</u>
Zoning:	<u>R-2</u>	Parcel #:	<u>454, 457, 458, 452, 453, 454, 457, 458</u>
Lot Dimensions:	Width: <u>1160</u> Ft.	Depth: <u>134.25</u> Ft.	Square Footage: <u>116,907.51</u> ft. ²
Shape of Lot:	<input checked="" type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through <input type="checkbox"/> Flag <input type="checkbox"/> Irregular <input type="checkbox"/> Non-conforming		
Existing Use of Structure or Land:	<u>Vacant or Rental Properties</u>		
Proposed Use of Structure of Land:	<u>Multi-family structure</u>		

NOTATIONS AND REVISIONS IN RED CMF

PAID 75.00 Finance Office Morgantown, WV 26505 (304) 284-7400



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	<u>CV12-181</u>
RECEIVED:	<u>8/10/12</u>
COMPLETE:	_____

BUILDING "B" 10'	V. STRUCTURE		5'	16'
Proposed Setbacks: "A" Front: <u>10</u> ft.	Rear: <u>720</u> ^{76.5} ft.	Side A: <u>7.5</u> ft.	Side B: <u>5</u> ft.	
Proposed Height of Structure: <u>2.5 STORIES / 35'</u>	No. of Proposed Off-Street Parking Spaces: <u>25</u>		<u>43</u>	
No. of Dwelling Units (if applicable): <u>23</u>	No. of Bedrooms: <u>40</u>	No. of Employees: <u>N/A</u>		
Square Footage of all Proposed Structures (please explain):				
<u>2,830</u> ft ²	<u>4,743</u> sq. ft.			

VI. SITE PLAN

A Site Plan (8 copies), drawn to scale, that includes the following elements must accompany the application if not provided above in Sections IV and V:

- (a) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a registered design professional licensed by the State of West Virginia.
- (b) The exact sizes and locations on the lot of existing structures, if any;
- (c) The location, square footage, and dimensions of the proposed structure or alteration;
- (d) The location of the lot with respect to adjacent rights-of-way;
- (e) The existing and proposed uses of the structure and land;
- (f) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate;
- (g) The location and dimensions of off-street parking and means of ingress and egress for such space;
- (h) Height of structure;
- (i) Setbacks;
- (j) Buffer yard and screening, if applicable;
- (k) Location of garbage collection area and screening;
- (l) Location of existing and/or proposed signs, if applicable;
- (m) Roadway typical detail for internal roadways, if applicable;
- (n) Location and size of stormwater management facilities; and,
- (o) Utility lines and easements, if applicable.



City of Morgantown, West Virginia

**APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE**

OFFICE USE	
CASE NO.	C112-18
RECEIVED:	08/10/12
COMPLETE:	

VII. SUPPLEMENTAL PLANS AND EXHIBITS

Applicants **MUST** also submit the following plans and exhibits, unless waived by the Planning Director:

- (a) Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer licensed by the State of West Virginia, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets.
- (b) If applicable, design of stormwater management facilities and drainage calculations that bear the name, address, and seal of a registered professional engineer licensed by the State of West Virginia that meet the requirements of the City Zoning Ordinance, the City Stormwater Management Ordinance, and all other applicable local, state and federal regulations.
- (c) Parking and Landscaping Plan
- (d) Sign Plan
- (e) Approved WV Division of Highways Access Permit, if applicable
- (f) Sediment and erosion control plan as approved by the West Virginia Department of Environment Protection and the City of Morgantown
- (g) Approved State of West Virginia NPDES General Permit for Storm Water Associated with Industrial (Construction) Activity, if applicable
- (h) A traffic impact study, if required by the City Engineer
- (i) The Planning Director may require the applicant to submit additional information concerning the lot or neighboring lots to determine conformance with, and provide for the enforcement of, the City Zoning Ordinance.
- (j) The Planning Director may require the applicant to submit, in the case of accessory structures or minor additions, dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey prepared a registered design professional licensed by the State of West Virginia.

Applicants submitting a conditional use application in accordance with Article 313.05 "Building Height and Use" within the B-4 General Business District **MUST** also submit the following analyses:

- (a) An air flow analysis conducted by a licensed architect or profession engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties with a 300 foot radius of the site.
- (b) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties with a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.
- (c) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recess tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.
- (d) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed architect or professional engineer.



APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-18
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COMPLETE:	

VIII. FINDINGS OF FACT

The Board of Zoning Appeals may grant the request only if each of the Conditional Use Findings of Fact Criteria is determined to be in the positive. Applicants must give their own responses to the criteria statements provided below.

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, *because,*

1. Congestion in the streets is not increased, in that:

2. Safety from fire, panic, and other danger is not jeopardized, in that:

3. Provision of adequate light and air is not disturbed, in that:

4. Overcrowding of land does not result, in that:

5. Undue congestion of population is not created, in that:

Attached

See



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-18
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COMPLETE:	

VIII. FINDINGS OF FACT (cont.)

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

7. Value of buildings will be conserved, in that:

See attachment

8. The most appropriate use of land is encouraged, in that:

IX. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.

Lisa Mandt s
Type/Print Name of Applicant/Agent

[Signature]
Signature of Applicant/Agent

8/10/12
Date

• Conditional Use Petition Fee of \$75 must accompany application

CUIA-18

Request for a Multi-Family structure in an R-2

APPLICATION FOR CONDITIONAL USE

Findings of Fact

Tera Properties, LLC

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, because:

- | |
|--|
| <p>1. Congestion in the streets is not increased, in that:</p> <p>The development exceeds the minimum off-street parking requirements for a multi-family use. Access to the proposed parking areas will eliminate or utilize several existing driveways, thereby advancing access management improvements. Continued efforts to increase residential density where properly zoned; within walking distance of primary residential destination points; and, within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appears to contribute to traffic congestion within the City of Morgantown.</p> |
| <p>2. Safety from fire, panic, and other danger is not jeopardized, in that:</p> <p>The development will meet all related building and fire codes. The development plan appears to incorporate access and maneuvering planning for fire trucks and emergency vehicles within the alley and parking areas.</p> |
| <p>3. Provision of adequate light and air is not disturbed, in that:</p> <p>The development will meet or exceed all setbacks and building height requirements for the R-2 District.</p> |
| <p>4. Overcrowding of land does not result, in that:</p> <p>Off-street parking requirements will be exceeded for the proposed development. The development will also meet or exceed all setbacks and building height requirements for the R-2 District. Also, the occupancy will be similar to neighboring structures in the vicinity.</p> |
| <p>5. Undue congestion of population is not created, in that:</p> <p>Requisite off-street parking will be developed and continued efforts to increase residential density where properly zoned; within walking distance of primary residential destination points; and, within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appears to contribute to traffic congestion within the City of Morgantown.</p> |
| <p>6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:</p> <p>The proposed development should not development should require any additional public infrastructure, utilities, or service beyond that which is currently available within the immediate area.</p> |
| <p>7. Value of buildings will be conserved, in that:</p> <p>The value of buildings in the area should increase by redeveloping the subject property and adding new dwelling units within an area where single-family homes have been converted into student housing leaving much of the adjacent housing stock functionally obsolete.</p> |
| <p>8. The most appropriate use of land is encouraged, in that:</p> |

CUR-18

APPLICATION FOR CONDITIONAL USE

Request for a Multi-Family structure in an R-2

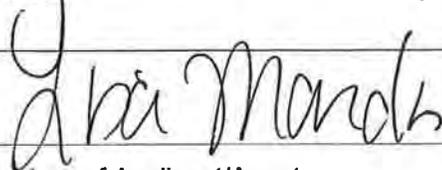
Findings of Fact

Tera Properties, LLC

The building occupancy will be similar to that of other buildings within the area, which is predominantly multi-family housing within walking distance to WVU's downtown campus and public transit lines.

Lisa Marcolis

Type/Print Name of Applicant/Agent

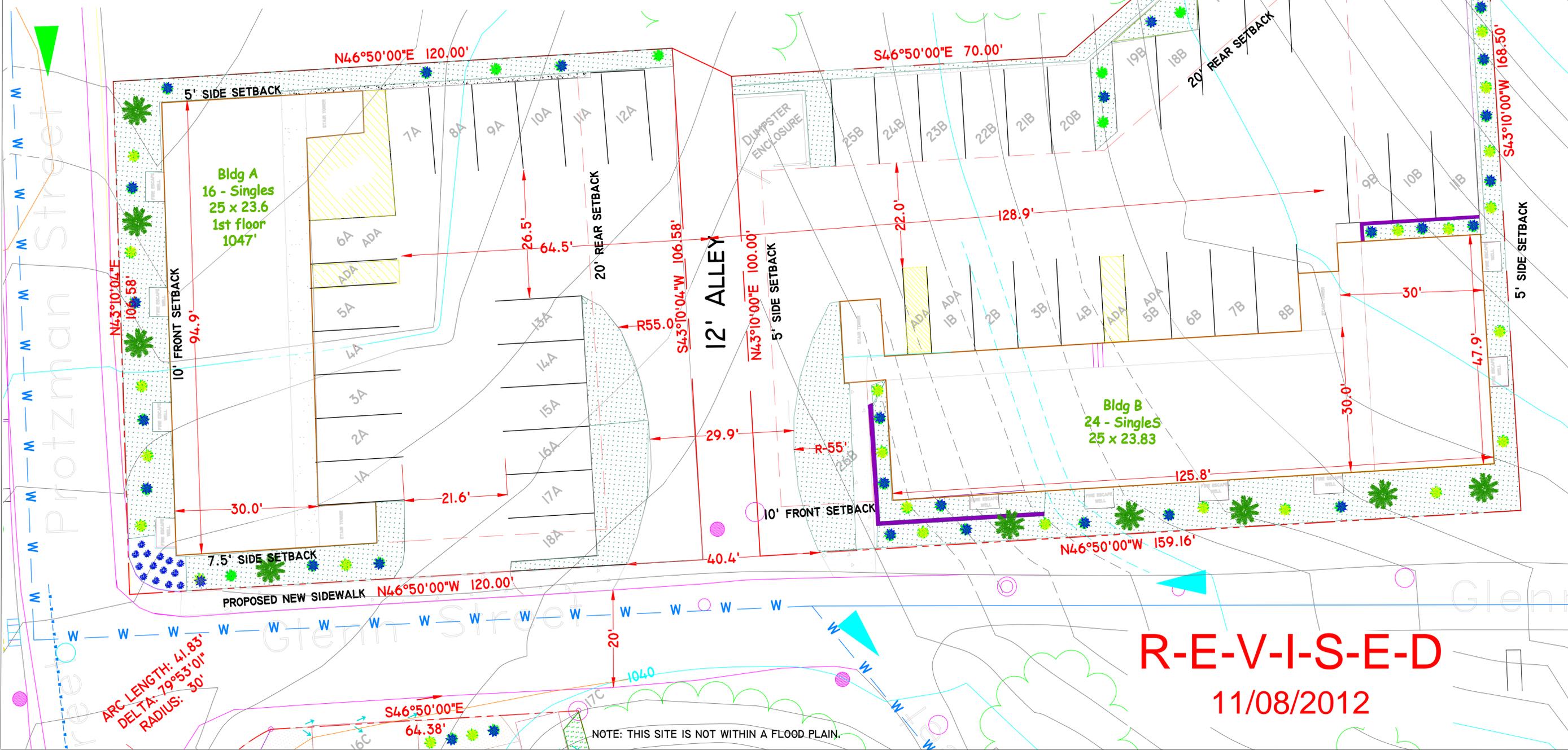


Signature of Applicant/Agent

LOT A - 12,790 SQ. FT.
 BUILDING A 3,036.39 SQ. FT.
 16 SINGLES
 49% OF 1ST FLOOR EXPOSED
 PARKING AREA 7,127.5 SQ. FT.
 LANDSCAPING WITHIN PARKING LOT
 393.07 SQ. FT. (5.5%)
 17 -9'x18' PK SPACES
 1-ADA PK SPACE
 9' x 18' W/5' RAMP

- Legend
- Ex. contours minor
 - Ex. contours major
 - Pro. contours minor
 - Pro. contours major
 - Storm water lines
 - Storm water structure
 - Retaining Wall
 - Poured concrete Wall
 - Green Area

LOT B - 18,970 SQ.FT.
 BUILDING B - 4,525.26 SQ. FT.
 24- SINGLES
 48% OF 1ST FLOOR EXPOSED
 PARKING AREA 10,180.27 SQ. FT.
 LANDSCAPING WITHIN PARKING LOT
 686.37 SQ. FT. (6.7%)
 23-9'x18' PK SPACES
 2-ADA PK SPACES
 9' x 18' W/5' RAMP



ARC LENGTH: 41.83'
 DELTA: 79°53'01"
 RADIUS: 30'

R-E-V-I-S-E-D

11/08/2012

Stan Corp

Stan Corp
 Glen Street Apartment Project
 SITE PLAN LOT A & B

Revision	Description
9-9-12	revisions as per city review - MS
11-7-12	revisions as per city review - MS

Date: 8/01/2012
 Scale: 1"=10'
 Drawn By: CB
 Drawing Number: 1

Building A - Front Elevation (view from Protzman Street)

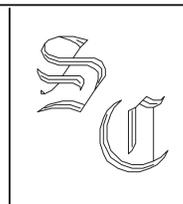


*Protzman Street Side
Elevation*

Revisions	
Description	Date

Date: _____

*Glenn Street Apartment Project
Building A - Elevation*



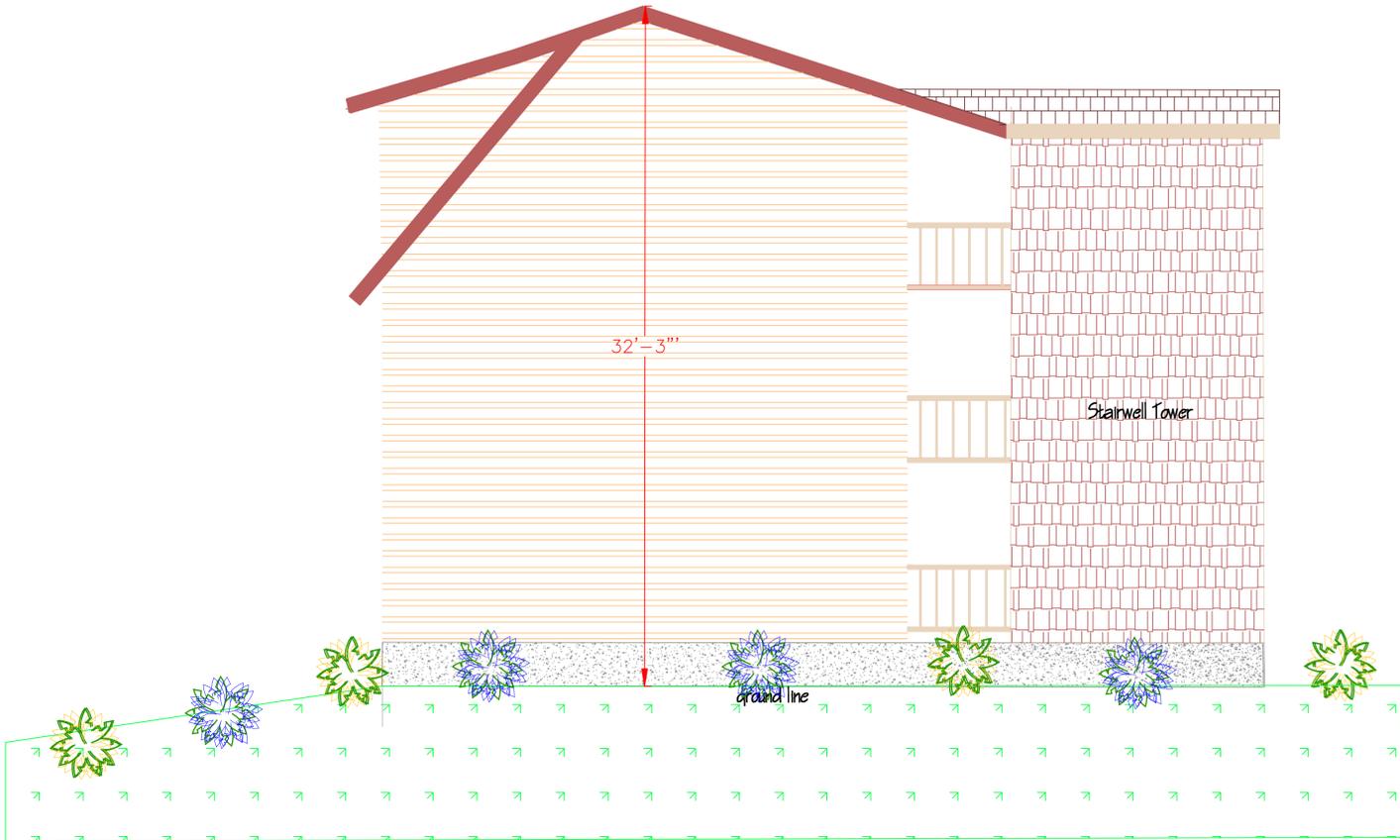
Stan Corp
General Contractor
106 Minner Hickory Road
Grantsville, Maryland 21536
301-245-4193
FAX: 301-245-4050

All Design of structures and site has been done by Stan Corp.
Topography purchased from Morgantown Utility Board .

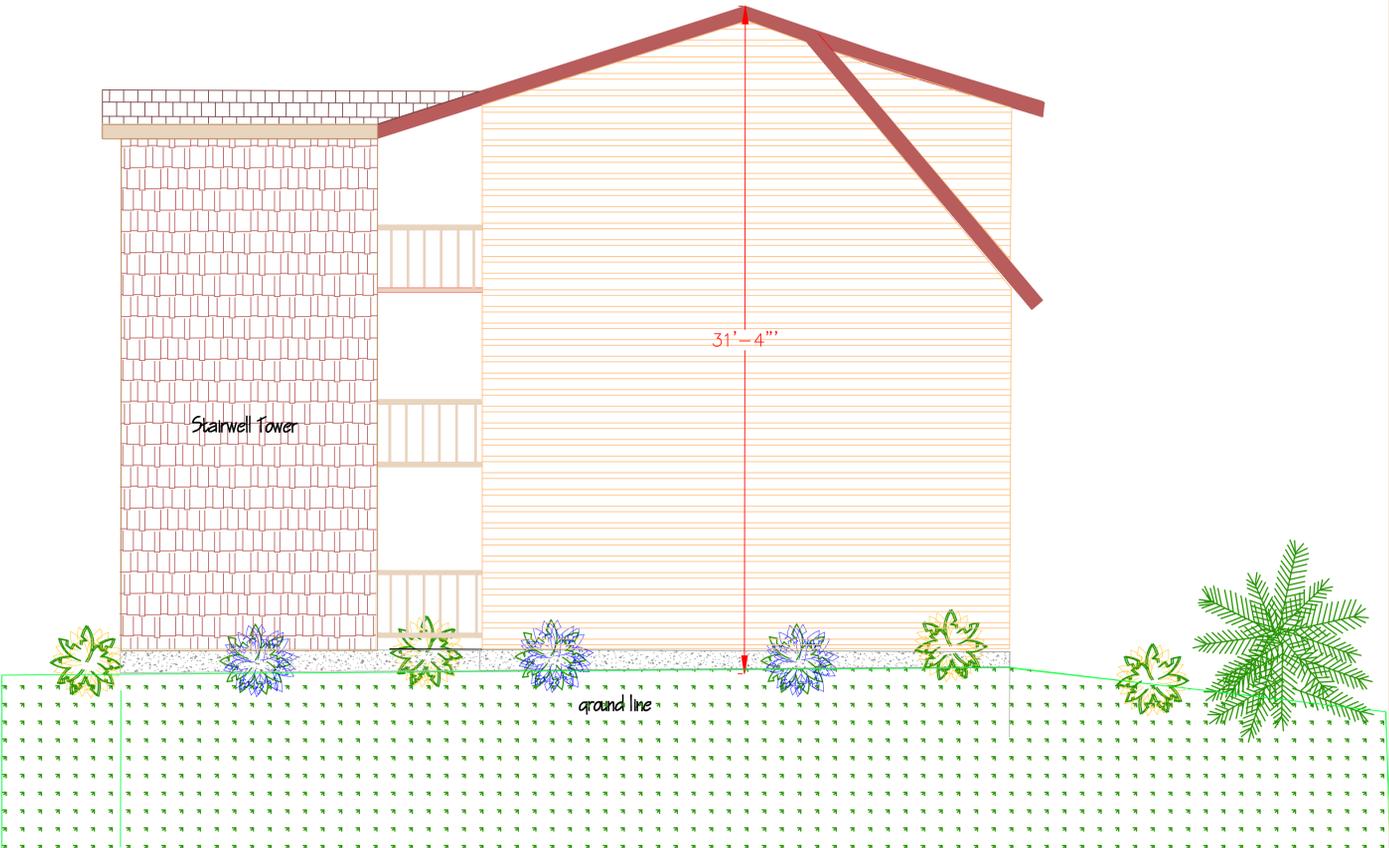
Date:	9/10/2012
Scale:	1/4" = 1'
Drawn By:	CT
Drawing Number:	1

Building A - Side Elevations

view from Glenn Street



view from neighboring property



Revisions	
Description	Date

Date: _____

Glenn Street Apartment Project
 Building A - Elevations
 Side Elevations



Stan Corp
 General Contractor
 106 Minner Hickory Road
 Grantsville, Maryland 21536
 301-245-4193
 FAX: 301-245-4050

All Design of structures and site has been done by Stan Corp.
 Topography purchased from Morgantown Utility Board .

Date:	9/10/2012
Scale:	1/4" = 1'
Drawn By:	CT
Drawing Number:	3

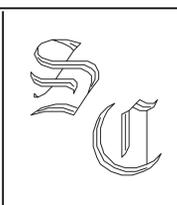
Building B - Front Elevation (view from Glenn Street)



Revisions	
Description	Date

Date: _____

Glenn Street Apartment Project
Building B
Glenn Street Side Elevation



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General Contractor
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 Grantsville, Maryland 21536
 301-245-4193
 FAX: 301-245-4050

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 Topography purchased from Morgantown Utility Board .*

Date: 9/10/2012
 Scale: 1/4" = 1'
 Drawn By: CJ
 Drawing Number: 2

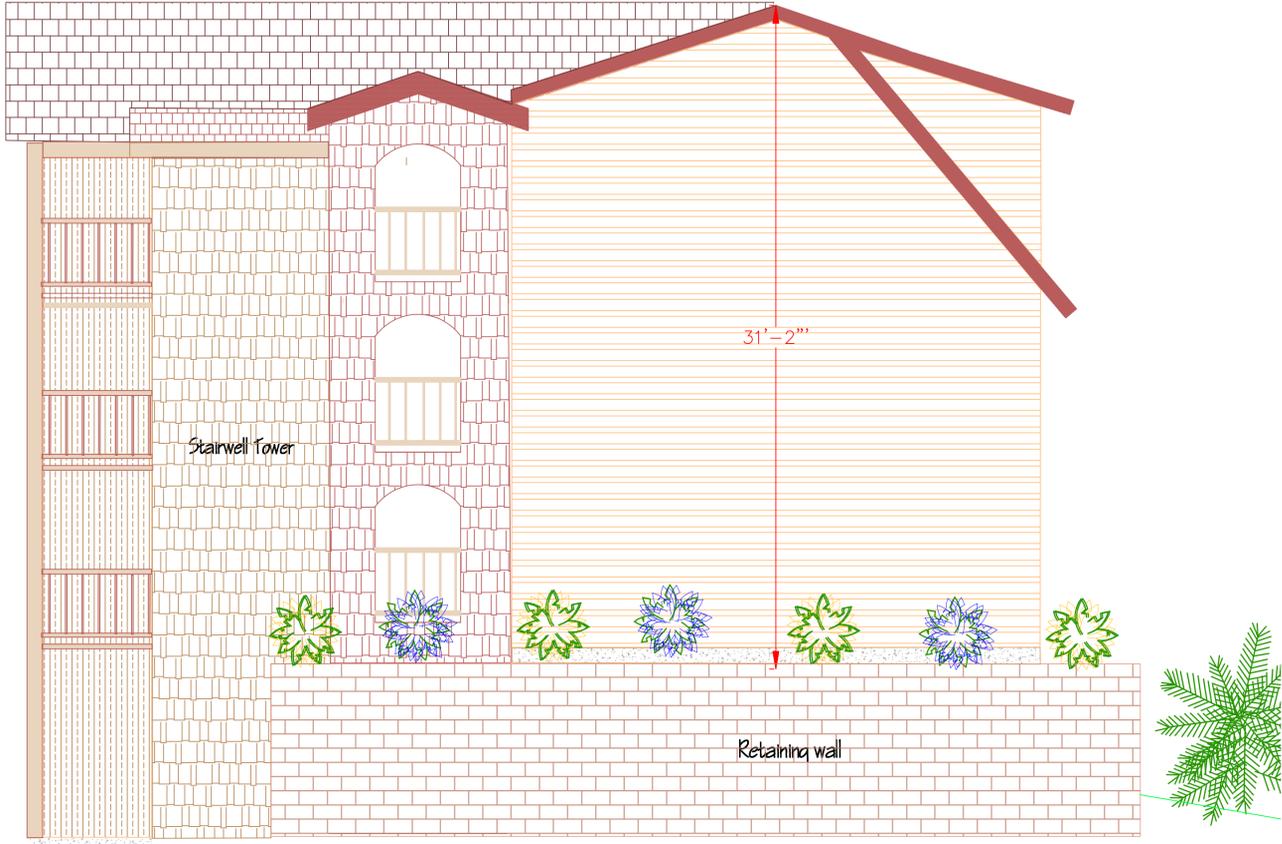
Building B - Side Elevations

view from neighboring property



North West Side Elevation

view from 12- R-O-W



North East Side Elevation

Revisions	Date
Description	Date

Date: _____

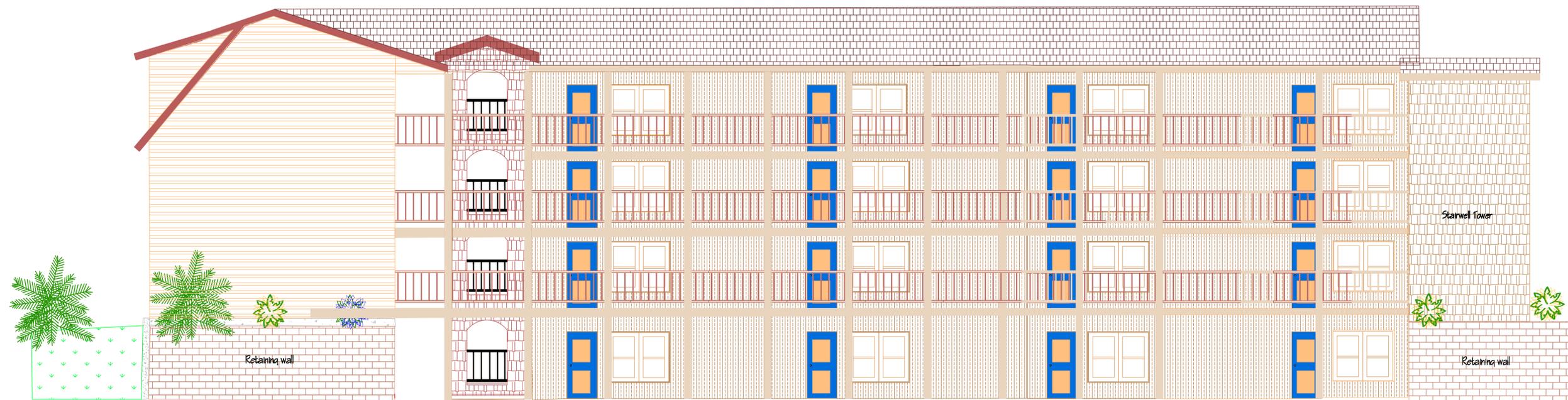
Glenn Street Apartment Project
Building B
North East & North West
Side Elevations



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Date: 9/10/2012
 Scale: 1/4" = 1'
 Drawn By: CT
 Drawing Number: 2

Building B - Rear Elevation (view from parking area)



Revisions		Date:	Glenn Street Apartment Project		Stan Corp General Contractor 106 Minner Hickory Road Grantsville, Maryland 21536 301-245-4193 FAX: 301-245-4050	All Design of structures and site has been done by Stan Corp. Topography purchased from Morgantown Utility Board .	Date:
Description	Date						9/10/2012
		Date:	Building B = Stepped				Scale:
			North Side Elevation				3/16" = 1'
							Drawn By:
							CT
							Drawing Number:
							2