



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431
www.morgantownwv.gov

September 24, 2013

**RE: Case Nos. CU13-17 and V13-56 through V13-60
Joe Panico / 507 Beechurst Avenue
Tax Map 19, Parcels 46 and 47.1**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Joe Panico has submitted one (1) **conditional use** and five (5) **variance** petitions for a proposed development project at 507 Beechurst Avenue. A map is enclosed with this letter illustrating the location of the subject site.

Project Description:

The petitioner seeks to construct two additional stories on top of the existing building that will include ten (10) mixed-use, one-bedroom dwelling units and an "Off-Site Parking Facility" at 507 Beechurst Avenue. A map is provided at the end of this letter illustrating the location of the subject site. The following list summarizes the above referenced petitions.

- Case No. CU13-17 Conditional "Off-Site Parking Facility" use.
- Case No. V13-56 Variance relief as it relates fenestration standards.
- Case No. V13-57 Variance relief as it relates to cladding materials standards.
- Case No. V13-58 Variance relief from minimum front setback standards.
- Case No. V13-59 Variance relief from minimum side and rear setback standards.
- Case No. V13-60 Variance relief as it relates to maximum lot coverage.

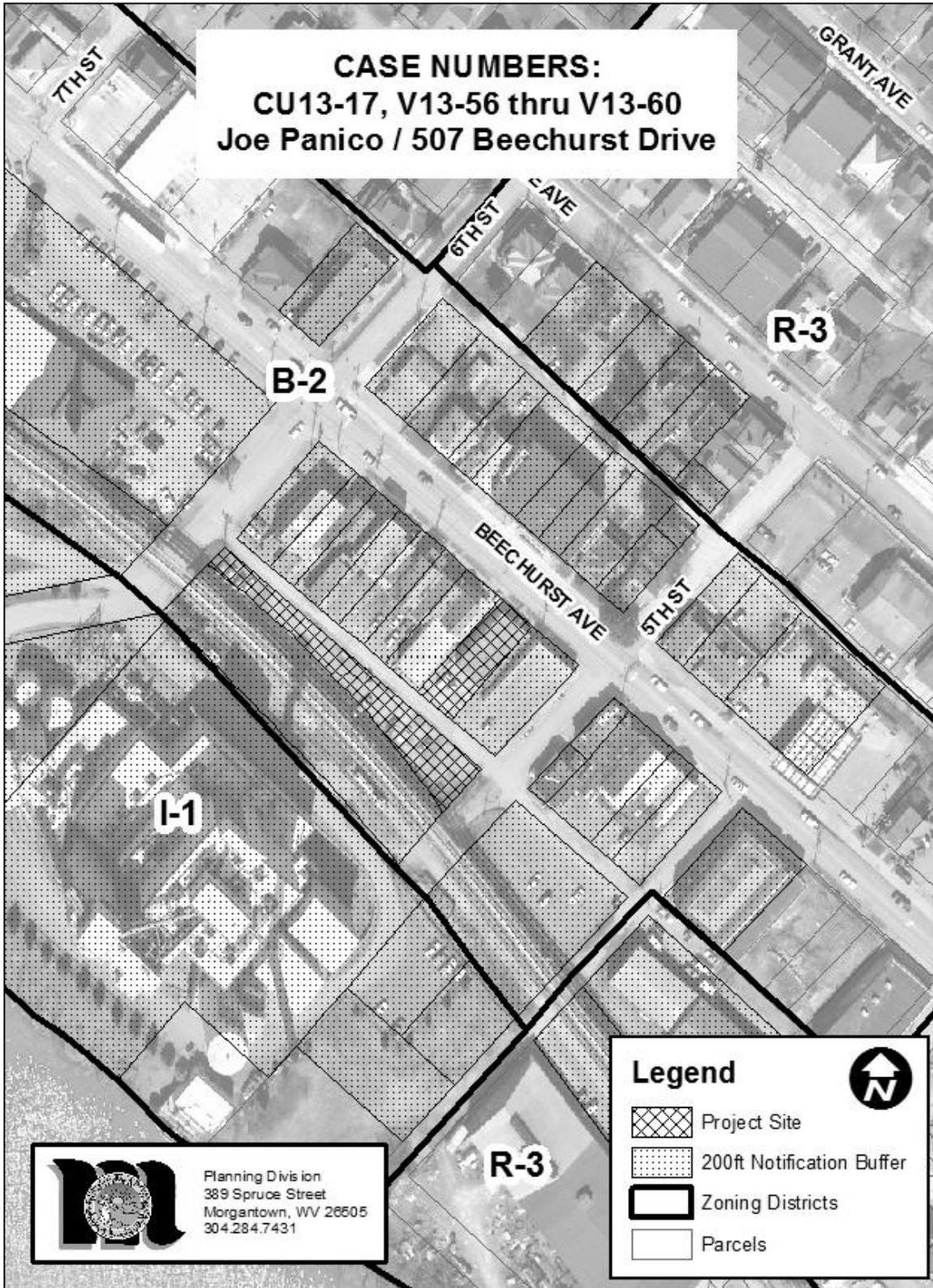
Should you have any questions concerning these petitions or require special accommodations to attend the hearings noted above, please call the Planning Division at 304-284-7431 or email shollar@cityofmorgantown.org. Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for these hearings and related staff reports will be posted on the City's website, www.morgantownwv.gov, approximately one week before the hearing.

Respectfully,

Stacy Hollar
Executive Secretary

**CASE NUMBERS:
CU13-17, V13-56 thru V13-60
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