



MORGANTOWN BOARD OF ZONING APPEALS

June 15, 2016
6:30 PM
City Council Chambers

Board Members:

Bill Burton,
Chair
George Papandreas,
Vice-Chair
Linda Herbst
Jim Shaffer
Colin Wattleworth

STAFF REPORT

CASE NO: CU16-03 / CMA Church / 325 Elmhurst Street

REQUEST and LOCATION:

Request for conditional use approval by Lisa Mardis of Project Management Services, on behalf of Christian & Missionary Alliance (CMA) Church, for "Church or Place of Worship" use at 325 Elmhurst Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 10, Parcel 39; R-1, Single Family Residential District.

SURROUNDING ZONING:

R-1, Single Family Residential District

BACKGROUND and ANALYSIS:

The petitioner owns 313, 317 and 325 Elmhurst Street located across from CMA Church. Addendum A of this report illustrates the location of the subject development site.

313 and 317 Elmhurst Street have been used for religious "Administrative Office" and meeting space facilities customary accessory to the "Church or Place of Worship" of CMA Church. According to the petitioner, the condition of the foundation of 313 Elmhurst Street is such that a decision has been made to raze and remove the structure and utilize the parcel as greenspace. Additionally, the religious facility programming space within 313 Elmhurst Street cannot be relocated to 317 Elmhurst Street given limited space.

325 Elmhurst Street has been used as to a "Caretaker's Residence" or "Parsonage" customary accessory to the "Church or Place of Worship" of CMA Church. The petitioner seeks to relocate the religious administrative office and meeting space facilities of 313 Elmhurst Street to 325 Elmhurst Street. It is the opinion of the Planning Division that the proposed relocation is a change in intended occupancy or land use type of the single-family structure at 325 Elmhurst Street from a "Caretaker's Residence"/"Parsonage" use customary accessory to the "Church or Place of Worship" use of CMA Church to an "Administrative Office" use customary accessory to the "Church or Place of Worship" use of CMA Church.

Table 1331.05.01 "Permitted Land Uses" provides that "Church or Place of Worship" uses require conditional use approval in the R-1 District.

Due to the change in occupancy of 325 Elmhurst Street from residential to non-residential; the proximity of a bona fide "Church or Place of Worship" of CMA Church to 325 Elmhurst Street; and, the fact Parcel 39 of Tax Map 10 is owned by the same religious organization, it is the opinion of the Planning Division that requiring conditional use approval for a "Church or Place of Worship" for customary accessory religious administrative office and meeting space facilities at 325 Elmhurst Street would be in keeping with the definition of

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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“Church or Place of Worship” provided in Section 1329, the permitted land use provisions of Table 1331.05.01, and related supplemental regulation provisions of Section 1331.06(12).

According to the petitioner, no physical changes or additions to the footprint of 325 Elmhurst Street are proposed. The petitioner anticipates a maximum of three (3) to four (4) people will be present at 325 Elmhurst Street at different intervals.

There is sufficient existing on-site parking at 325 Elmhurst Street as provided under Table 1365.04.01 for “Administrative Office” uses as adjusted under Section 1365.02(D)

STAFF RECOMMENDATION:

It is the duty of the Board of Zoning Appeals to determine whether the proposed requests meet the standard criteria for a conditional use, by reaching a positive determination for *each* of the “Findings of Fact” submitted by the petitioner. If the Board disagrees with the petitioner’s “Findings of Fact” and determines the proposed request does not meet the standard criteria for a conditional use, then the Board must state findings of fact and conclusions of law on which it bases its decision to deny the subject petition. [See WV State Code 8A-8-11(e)].

Addendum B of this report Staff recommended revisions to the petitioner’s responses to the Findings of Fact portion of the variance application (deleted matter struck through; new matter underlined).

Staff recommends that the conditional “Church or Place of Worship” use be approved as requested, per the findings of facts provided in Addendum B, with the following conditions:

1. That the conditional use approval granted herein is specific to Parcel 39 of Tax Map 10.
2. That the conditional use approval granted herein shall be limited to religious administrative office and meeting programming space facilities affiliated with *Christian & Missionary Alliance Church* and shall not include medical clinic, homeless shelter, rehabilitation center, or similar facilities.
3. That conditional use approval granted herein may not result in a change to the residential character of the existing single-family structure, including additional parking, without prior approval by the Board of Zoning Appeals nor may the conditional use granted herein detract from the residential character of the immediate neighborhood.
4. That the conditional use approval granted herein is specific to *Christian & Missionary Alliance Church* and may not be transferred.

Development Services

Christopher Fletcher, AICP
Director

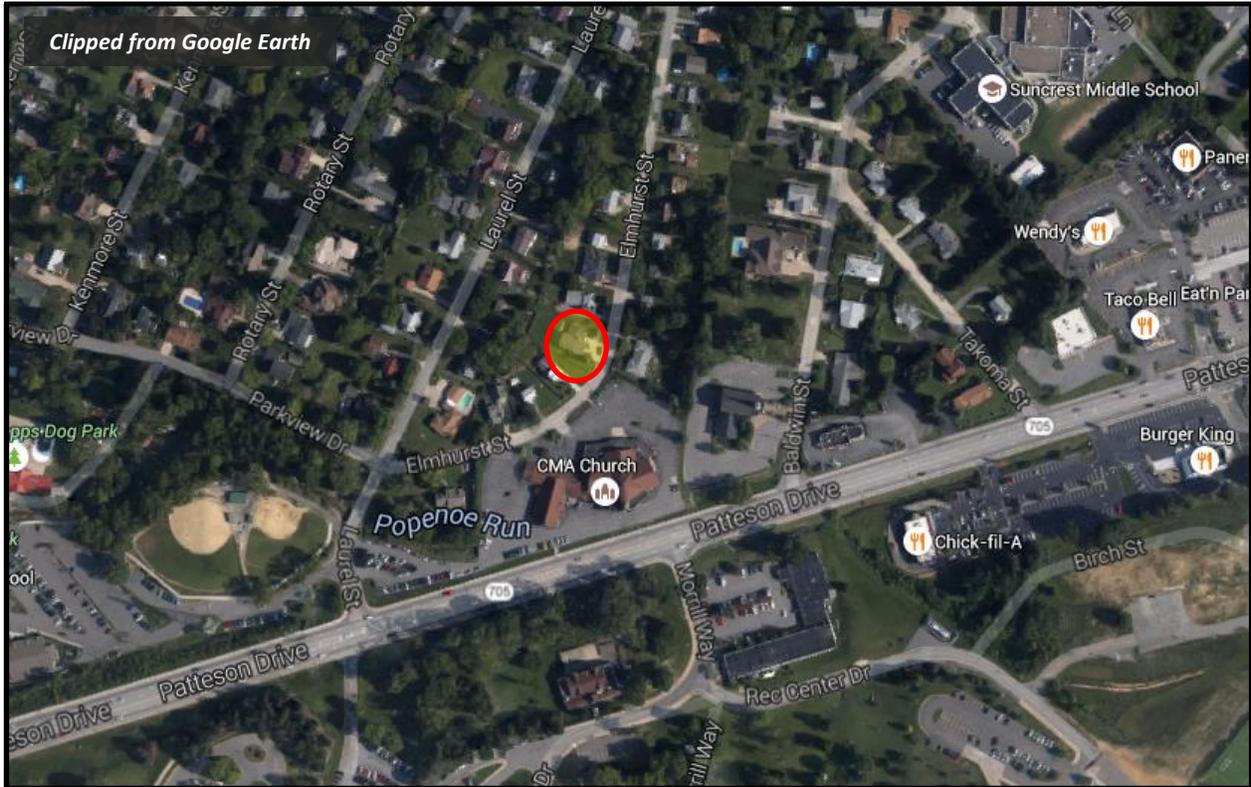
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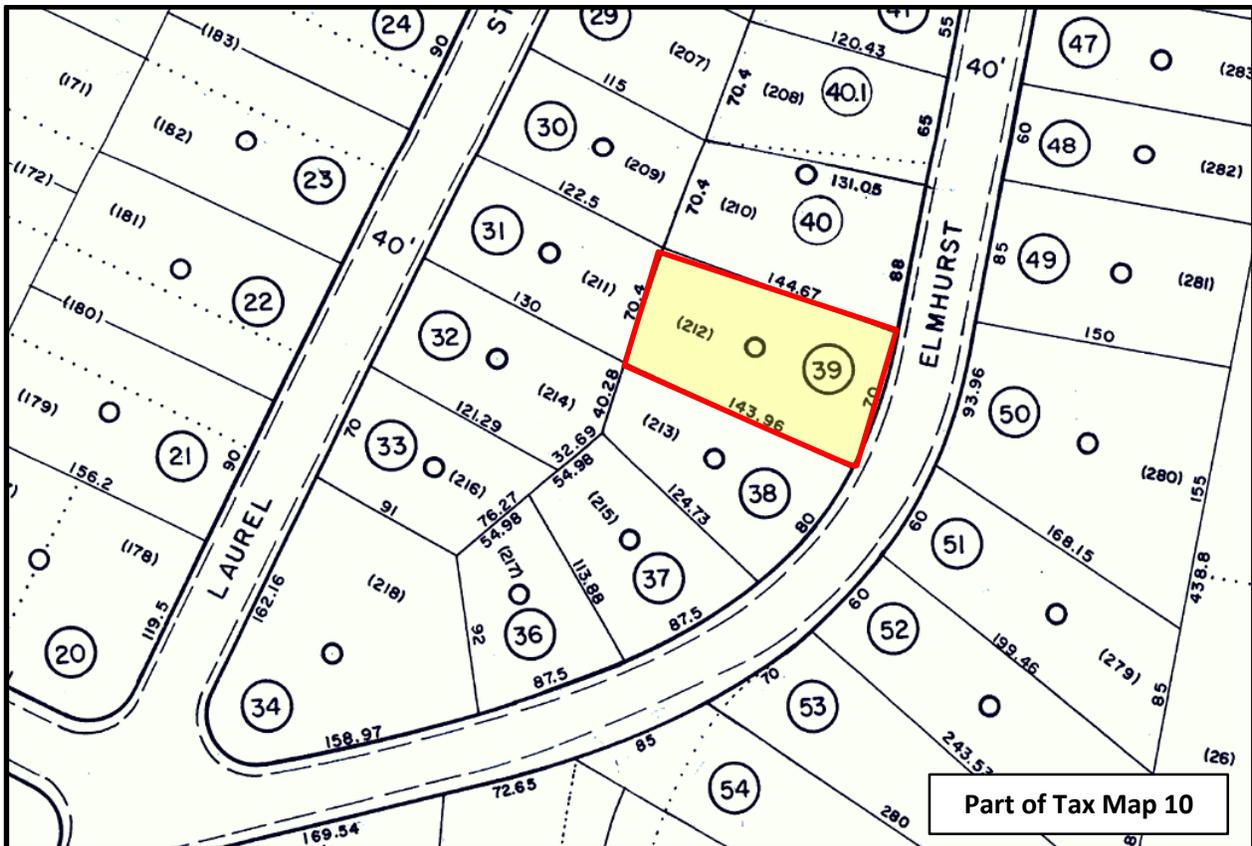
389 Spruce Street
Morgantown, WV 26505
304.284.7431

Attachments: Application and accompanying exhibits.

STAFF REPORT ADDENDUM A
CU16-03 / CMA Church / 325 Elmhurst Street



STAFF REPORT ADDENDUM A
CU16-03 / CMA Church / 325 Elmhurst Street



STAFF REPORT ADDENDUM B
CU16-03 / CMA Church / 325 Elmhurst Street

Staff recommends the following revisions to the petitioner's Findings of Fact responses (deleted matter struck through; new matter underlined).

Case No. CU16-03 Church or Place of Worship

Finding of Fact No. 1 – Congestion in the streets is not increased, in that:

There will not be changes to the footprint or square footage of the structure. The existing structure at 325 Elmhurst Street currently contains ~~related activities~~ religious facility uses customary accessory to the "Church or Place of Worship" use for the of CMA Church. As indicated in the ~~attached pictures~~ submitted by the petitioner, there is a two car parking garage and room for approximately four vehicles on site. The parking requirement for this use is four spaces including one ~~handicap~~ accessible space which will be designated in the attached garage. The subject site is located directly across the street from the CMA Church which contains more than adequate parking spaces available daily. ~~Even though there is~~ with on-street parking ~~available~~, employees ~~will either~~ may utilize the garage or the surface parking lot at the church. The razing and removal of 313 Elmhurst Street will, although insignificant, reduce trips generated by CMA Church's customary accessory religious facilities located on the opposite side of Elmhurst Street from the principle "Church or Place of Worship" use of CMA Church. ~~Although~~ Additionally, there are convenient linkages to alternate modes of transport that reduces auto dependency and mitigates traffic congestion, ~~the residential feel of the home will not change as there will only be a small number of people present at one time.~~

Finding of Fact No. 2 – Safety from fire, panic, and other danger is not jeopardized, in that:

The subject site will remain accessible to emergency responders. The building will be required to meet all applicable life and safety standards within the Fire and Building Codes. ~~The applicant has spoken to both departments concerning requirements for each. The office site parking will be located in the current church parking lot that contains more than adequate spaces daily. Employees and guest will be discouraged from using the on-street parking spaces.~~

Finding of Fact No. 3 – Provision of adequate light and air is not disturbed, in that:

There will not be changes to the footprint or square footage of the current structure. No additional structures will be added. ~~There is currently on-site parking available, including a two stall garage and surface parking. There is also off-site parking located in the CMA Church parking lot. In addition, there is currently on-street parking available.~~

Finding of Fact No. 4 – Overcrowding of land does not result, in that:

The current structure conforms to or falls under the maximum building height standard in the R-1 District and is appears to be approximately 28% of the by-right maximum lot coverage. The mature landscape and fence also create a ~~nice~~ barrier from other adjoining residentially zoned properties. ~~As evidenced in the attached pictures, there are~~ On-site parking spaces are

available, including a two car garage. ~~The~~ Additional off-site parking ~~will~~ can be located in the CMA Church parking lot which contains an abundant amount of parking spaces.

Finding of Fact No. 5 – Undue congestion of population is not created, in that:

There will not be changes to the footprint or square footage of the structure. The current structure currently contains related activities for the Church. ~~As indicated in the attached pictures, t~~ There is a two car parking garage and room for approximately four vehicles on site. The parking requirement for this use is four spaces including one ~~handicap~~ accessible space which will be designated in the attached garage. The subject site is located directly across the street from the CMA Church which contains more than adequate parking spaces available daily. Even though there is on-street parking available, employees ~~will either~~ can utilize the ~~garage~~ or the surface parking lot at the church. According to the petitioner, there will be only a small number of employees in ~~this~~ 325 Elmhurst Street structure; they will be encouraged to park in the existing lot of CMA Church. There will remain access to the subject site and the immediate area by emergency responders.

Finding of Fact No. 6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

Elmhurst Street will support the proposed change of use including adequate roadway width and street frontage in front of the structure at 325 Elmhurst Street. Capacity levels for water, sanitary sewer, and stormwater facilities appear to be ~~are either~~ adequate to support a change of use that has limited hours of use. ~~For that reason, t~~ The proposed development will ~~is~~ not ~~anticipated to~~ contribute to overcrowding of public schools.

Finding of Fact No. 7 – Value of buildings will be conserved, in that:

The proposed development plan includes razing and removing the structure at 313 Elmhurst and ~~redistributing~~ relocating the administrative offices to 325 Elmhurst Street. The aforementioned structure is nearly surrounded by single-family structures of varying scales. ~~It is critical to CMA Church to be good neighbors to the Suncrest Area by maintaining t~~ The residential integrity of the single-family type structure will be maintained. The structure will meet all life safety and building codes.

Finding of Fact No. 8 – The most appropriate use of land is encouraged, in that:

~~The proposed use/structure is on the cusp of the Suncrest Neighborhood located in a single-family area. The proposal includes redistributing the administrative office to 325 Elmhurst Street.~~ The single-family integrity of the structure will not be changed and will remain compatible to surrounding properties with religious facility uses customary accessory to the “Church or Place of Worship” use of CMA Church. A conditional use runs with the applicant and if the structure is ever sold, will revert back to a single-family residential use.



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN - CONDITIONAL USE

OFFICE USE	
CASE NO.	CU16-03
RECEIVED:	09 MAY 16
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

ok 3031
75.00

I. APPLICANT			
Name:	Christian & Missionary Alliance Church (CMA)	Phone:	304-599-4549
Mailing Address:	308 Elmhurst Street	Mobile:	304-282-6224
	Morgantown WV 26505	Email:	pattonteam@901.com

II. AGENT / CONTACT INFORMATION			
Name:	Lisa mardis / Project Management Services	Phone:	304-692-7116
Mailing Address:	160 Fayette Street	Mobile:	304-692-7116
	Morgantown WV 26505	Email:	lisa.k.mardis@gmail.com
Mailings -	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		

III. PROPERTY			
Owner:	Same as applicant	Phone:	
Mailing Address:	Street	Mobile:	
	City State Zip	Email:	

PAID PAID
MAY 09 2016
BY:

IV. SITE			
Street Address (if assigned):	313, 317, 325 Elmhurst	Tax Map #:	10
Zoning:	R-1, Single-Family Residential	Parcel #:	37,3839
Lot Dimensions:	Width: 70 Ft.	Depth: 143-144 Ft.	Square Footage: ≈ 10,700 ft. ²
Shape of Lot:	<input type="checkbox"/> Corner <input checked="" 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:	Church, admin offices, meeting space single-family dwelling affiliated w/ CMA (caretaker, parsonage, etc.)		
Proposed Use of Structure of Land:	Church, admin offices, meeting space		

Conditional use petition is specific to 325 Elmhurst (TM 10, P 39) CMA 09 JUN 16



APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU116-03
RECEIVED:	09 MAY 16
COMPLETE:	

V. STRUCTURE

Proposed Setbacks: Front: — ft. Rear: — ft. Side A: — ft. Side B: — ft.

Proposed Height of Structure: — No. of Proposed Off-Street Parking Spaces: 5-6

No. of Dwelling Units (if applicable): — No. of Bedrooms: — No. of Employees: —

Square Footage of all Proposed Structures (please explain):

No change in footprint

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.



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

OFFICE USE	
CASE NO.	CUL6-03
RECEIVED:	09 MAY 16
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.	C1116-03
RECEIVED:	09 MAY 16
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 (M)



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	C116-03
RECEIVED:	09 MAY 16
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:

attached (Signature)

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

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 MARDIS

(Signature)

5/5/16

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

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

C116-03



**PROJECT
MANAGEMENT
SERVICES**

Christian & Missionary Alliance Church

**313, 317, 325
Elmhurst Street**

NARRATIVE

Christian & Missionary Alliance (CMA) Church currently have administrative offices at 313 and 317 Elmhurst Street. Due to foundation issues, 313 Elmhurst (1,732 sq. ft.) will be razed and utilized as greenspace. The structure at 317 Elmhurst is not conducive for additional offices due to the small footprint (2,044 sq. ft.). Therefore, CMA Church requests to move administrative offices to 325 Elmhurst Street (2,857 sq. ft.), property presently owned by the Church and used for ancillary church activities. It is important to note that there will be no changes or additions to the footprint of 325 Elmhurst Street. It is estimated that there will be a maximum of three to four people at the structure at different intervals.

According to the City of Morgantown, Planning and Zoning Code, since the proposal includes a change in land use at 325 Elmhurst Street, a Conditional Use is warranted. CMA is currently in discussion with the City of Morgantown Code Enforcement Office and the City Fire Marshall concerning life safety and building codes to ensure all codes will be met or exceeded.

325 Elmhurst has adequate on-site parking, including a two-car garage. Overflow parking will be on the actual CMA Church parking lot, located directly across Elmhurst Street. Although there is on-street parking located on Elmhurst Street, employees and visitors will be discouraged in using such, leaving it open for residents and better traffic flow.

Attached, please find images of the proposed and supplemental information.

CMA Church would like to continue to remain good neighbors with residents of the area by retaining the residential integrity of the structure. Since Conditional Use permits run with the applicant, if this property is ever sold, it would revert to a single-family structure.

CHRISTIAN & MISSIONARY ALLIANCE (CMA)

C116-03

CONDITIONAL USE / FINDINGS OF FACT

Finding of Fact No. 1 - Congestion in the streets is not increased, in that:

There will not be changes to the footprint or square footage of the structure. The existing structure currently contains related activities for the Church. As indicated in the attached pictures, there is a two car parking garage and room for approximately four vehicles on site. The parking requirement for this use is four spaces including one handicap space which will be designated in the attached garage. The subject site is located directly across the street from the CMA Church which contain more than adequate parking spaces available daily. Even though there is on-street parking available, employees will either utilize the garage or the surface parking lot at the church.

Although there are convenient linkages to alternate modes of transport that reduces auto dependency and mitigates traffic congestion, the residential feel of the home will not change as there will only be a small number of people present at one time.

Finding of Fact No. 2 – Safety from fire, panic, and other danger is not jeopardized, in that:

The subject site will remain accessible to emergency responders. The building will be required to meet all applicable life and safety standards within the Fire and Building Codes. The applicant has spoken to both departments concerning requirements for each. The office site parking will be located in the current church parking lot that contains more than adequate spaces daily. Employees and guest will be discouraged from using the on-street parking spaces.

Finding of Fact No. 3 – Provision of adequate light and air is not disturbed, in that:

There will not be changes to the footprint or square footage of the current structure. No additional structures will be added. There is currently on-site parking available, including a two stall garage and surface parking. There is also off-site parking located in the CMA Church parking lot. In addition, there is currently on street parking available.

Finding of Fact No. 4 – Overcrowding of land does not result, in that:

The current structure conforms to or falls under the maximum building height standards in the R-1 District and is approximately 28% of the by-right maximum lot coverage. The mature landscape and fence also create a nice barrier from other residentially zoned properties. As evidenced in the attached pictures, there are on-site parking spaces available, including a two car garage. The off-site parking will be located in the CMA Church parking lot which contains an abundant amount of parking spaces.

Finding of Fact No. 5 – Undue congestion of population is not created, in that:

There will not be changes to the footprint or square footage of the structure. The current structure currently contains related activities for the Church. As indicated in the attached pictures, there is a two car parking garage and room for approximately four vehicles on site. The parking requirement for this use is four spaces including one handicap space which will be designated in the attached garage. The subject site is located directly across the street from the CMA Church which contain more than adequate parking spaces available daily. Even though there is on-street parking available, employees will either utilize the garage or the surface parking lot at the church.

There will be only a small number of employees in this structure; they will be encouraged to park in the existing lot of CMA Church.

There will remain access to the subject site and the immediate area by emergency responders.

Finding of Fact No. 6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

Elmhurst Street will support the proposed change of use including adequate roadway width and street frontage in front of the structure at 325 Elmhurst Street.

Capacity levels for water, sanitary sewer, and stormwater facilities are either adequate to support a change of use that has limited hours of use. For that reason, the proposed development is not anticipated to contribute to overcrowding of public schools.

Finding of Fact No. 7 – Value of buildings will be conserved, in that:

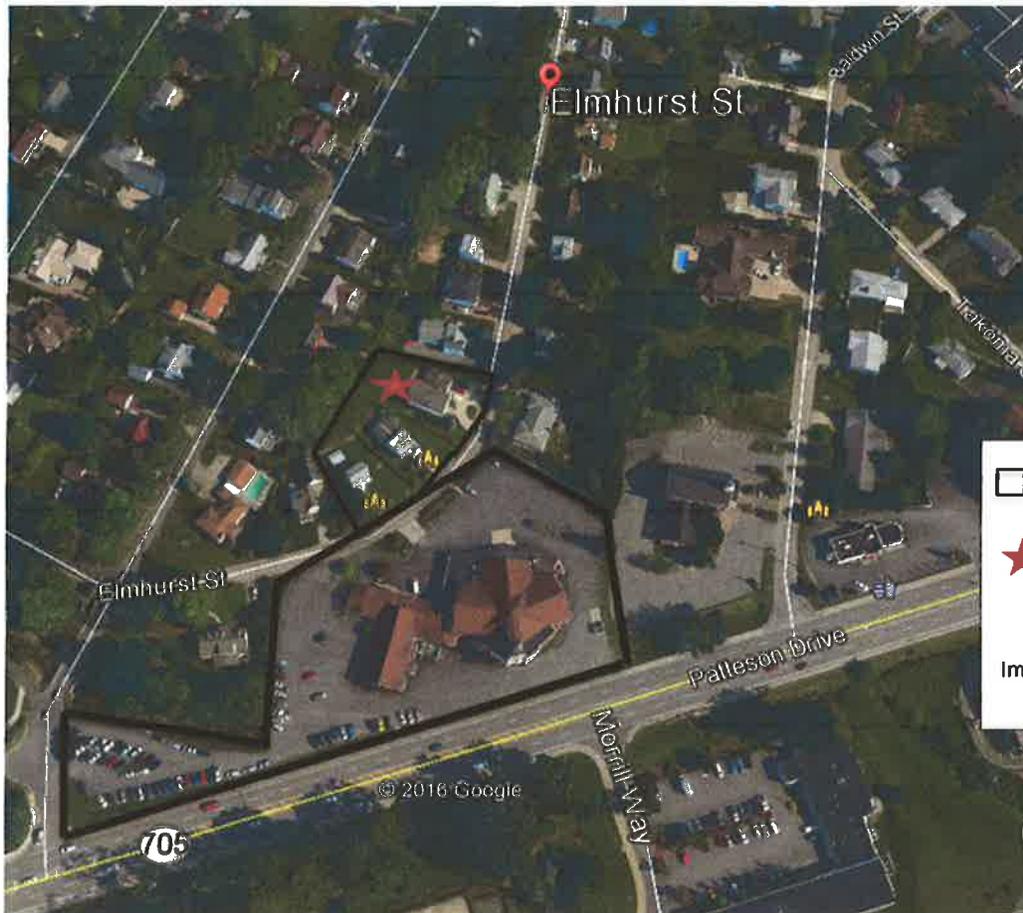
The proposed development plan includes razing the structure at 313 Elmhurst and redistributing the administrative offices to 325 Elmhurst Street. The aforementioned is nearly surrounded by single-family structures of varying scales. It is critical to CMA Church to be good neighbors to the Suncrest Area by maintaining the residential integrity of the single-family type structure. The structure will meet all life safety and building codes.

Finding of Fact No. 8 – The most appropriate use of land is encouraged, in that:

The proposed use/structure is on the cusp of the Suncrest Neighborhood located in a single-family area. The proposal includes redistributing the administrative office to 325 Elmhurst Street. The single-family integrity of the structure will not be changed. A Conditional Use runs with the applicant and if the structure is ever sold, will revert back to a single-family residential use.

C1110-03

CHRISTIAN & MISSIONARY ALLIANCE CHURCH / ELMHURST STREET

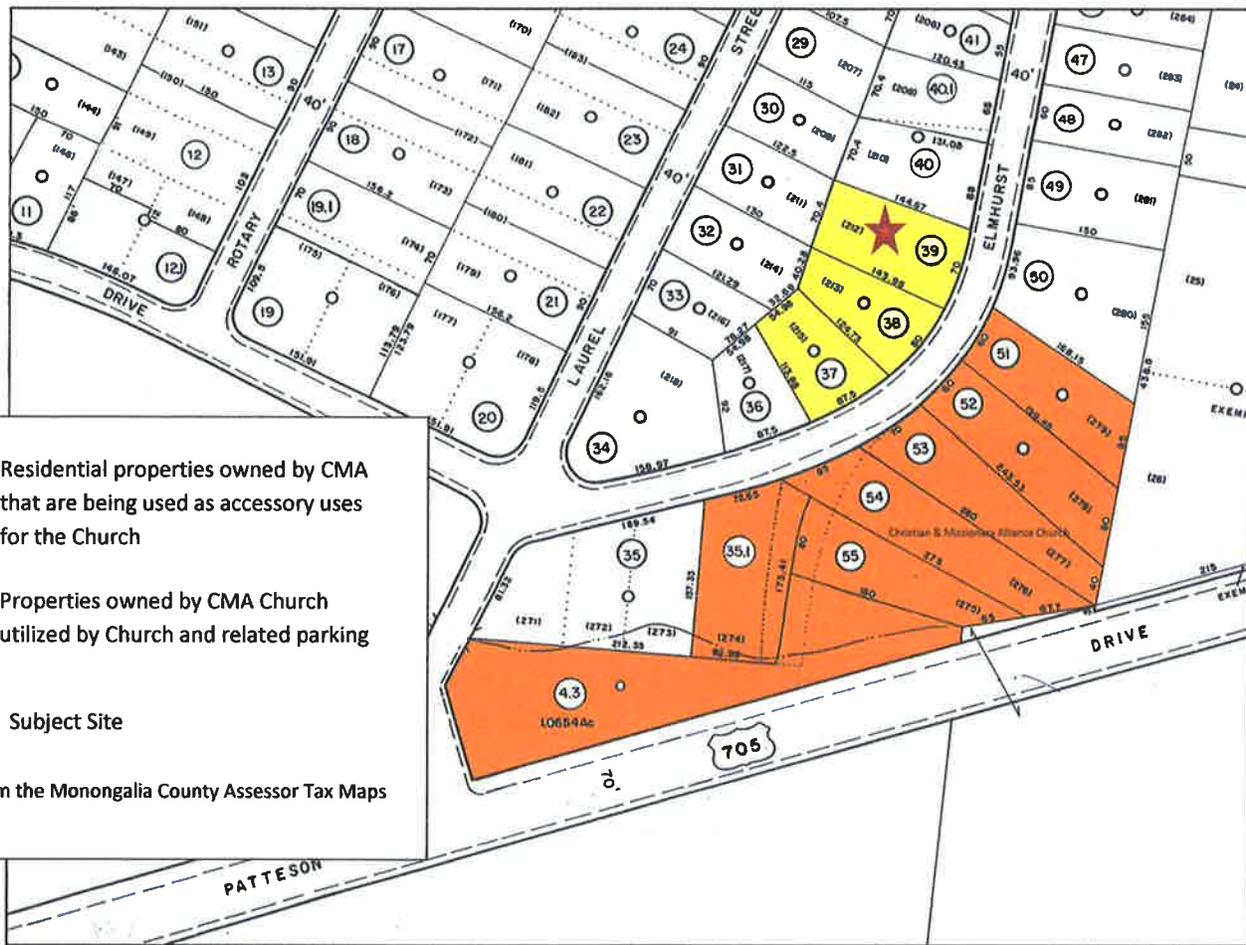


Property owned by CMA

 Subject Site

Image taken from Google Earth

Cullb-03



Residential properties owned by CMA that are being used as accessory uses for the Church
 Properties owned by CMA Church utilized by Church and related parking
 Subject Site
 Map from the Monongalia County Assessor Tax Maps



313 Elmhurst Street
 1,732 square feet foot print (Square footage obtained by the City of Morgantown Finance Department, Fire Fees)
 Owned by CMA Church, this structure will be razed adding green space to the neighborhood. This structure is not part of the Conditional Use.
 Image taken from Google Earth

Culle 03



317 Elmhurst Street

2,044 square feet (Square footage obtained by the City of Morgantown Finance Department, Fire Fees)

Administrative offices for CMA Church. These offices will be relocated to 325 Elmhurst Street, which is adjacent. Structure is not part of the Conditional Use

Image taken from Google Earth



325 Elmhurst – Subject Site

317 Elmhurst Street

Image taken from Google Earth

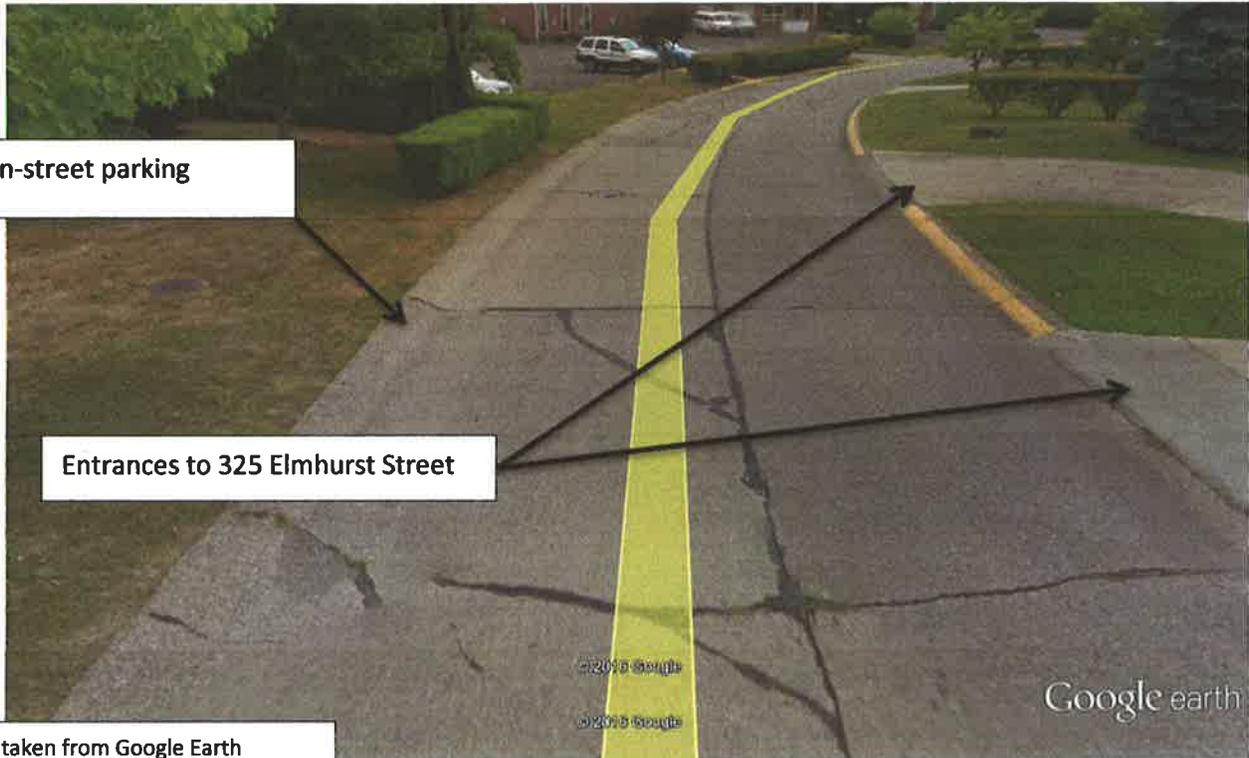


325 Elmhurst Street – Subject Property

2,857 square feet (Square footage obtained by the City of Morgantown Finance Department, Fire Fees)

Proposal is to move the administrative office to this structure.

Image taken from Google Earth



On-street parking

Entrances to 325 Elmhurst Street

Image taken from Google Earth

Morgantown Board of Zoning Appeals

389 Spruce Street

Morgantown, WV 26505

25 May 2016

Dear Sirs,

I wish to express my opposition to any zoning changes requested by or on behalf of Christian & Missionary Alliance Church on Elmhurst Street. This neighborhood is zoned Single Family Residential and it is my desire that it stay that way. CMA Church has already bought and removed several dwellings to expand and create parking areas. They have purchased three properties adjacent to my property under the pretense that they were to be parsonages for the church and for some time the one next door to me was used for that purpose. The other two homes were turned into offices for the church. Both the church and offices have been broken into and items stolen. It is my concern that if the church is allowed to put offices in the dwelling next door to mine that the next break-in could carry over to my home.

It is my understanding that CMA Church also wishes to demolish two of these homes to create parking areas. This will further increase traffic on Elmhurst Street. How much parking does this church really need? CMA Church seems bent on controlling the entire end of Elmhurst Street and has repeatedly given the residents on Elmhurst Street false information to accomplish this goal. Please stop them in this latest maneuver!

Thank you for your consideration on this matter and I hope you will oppose and change in zoning that with benefit CMS Church and further ruin this residential neighborhood


Gregory Straub

329 Elmhurst Street

Morgantown, WV 26505.

**CITY OF MORGANTOWN
PLANNING DEPARTMENT**

MAY 31 2016

RECEIVED

Richard A. Vigilante
3122 Krepps

✓-Against case CU 16-03

Laura L Vigilante
3120 Krepps

Against case CU 16-03