



MORGANTOWN PLANNING COMMISSION

May 10 2012
6:30 PM
City Council Chambers

STAFF REPORT

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Jennifer Selin, City Council

CASE NO: MNS12-08 / Vintner Reserve / 510 Burroughs Street

REQUEST and LOCATION:

Request by Bernie Bossio, on behalf of Vintner Reserve, for a minor subdivision approval of property located at 510 Burroughs Street.

TAX MAP, PARCEL and ZONING DESCRIPTION:

Tax Map 55, Parcels 37 and 37.2

B-2, Service Business District (Parcel 37)

R-1, Single-Family Residential District (Parcel 37.2)

SURROUNDING ZONING:

North.....B-2, Service Business District

SouthR-1, Single-Family Residential District

EastR-1, Single-Family Residential District

WestR-3, Multi-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide approximately 825 square feet from Parcel 37.2 and add same to Parcel 37. Addendum A of this report illustrates the location of the subject site. Addendum B illustrates the proposed subdivision.

The purpose of the subdivision is to ensure that the retaining wall constructed as a part of the commercial development fronting Burroughs Street is completely contained within Parcel 37. Staff understands both property owners agreed to this minor boundary adjustment prior to the construction of the retaining wall. Minor subdivision approval is necessary prior to the City's issuance of a certificate of occupancy for the commercial development fronting Burroughs Street.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including easement illustration and descriptions if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure: Application and accompanying exhibits

Development Services

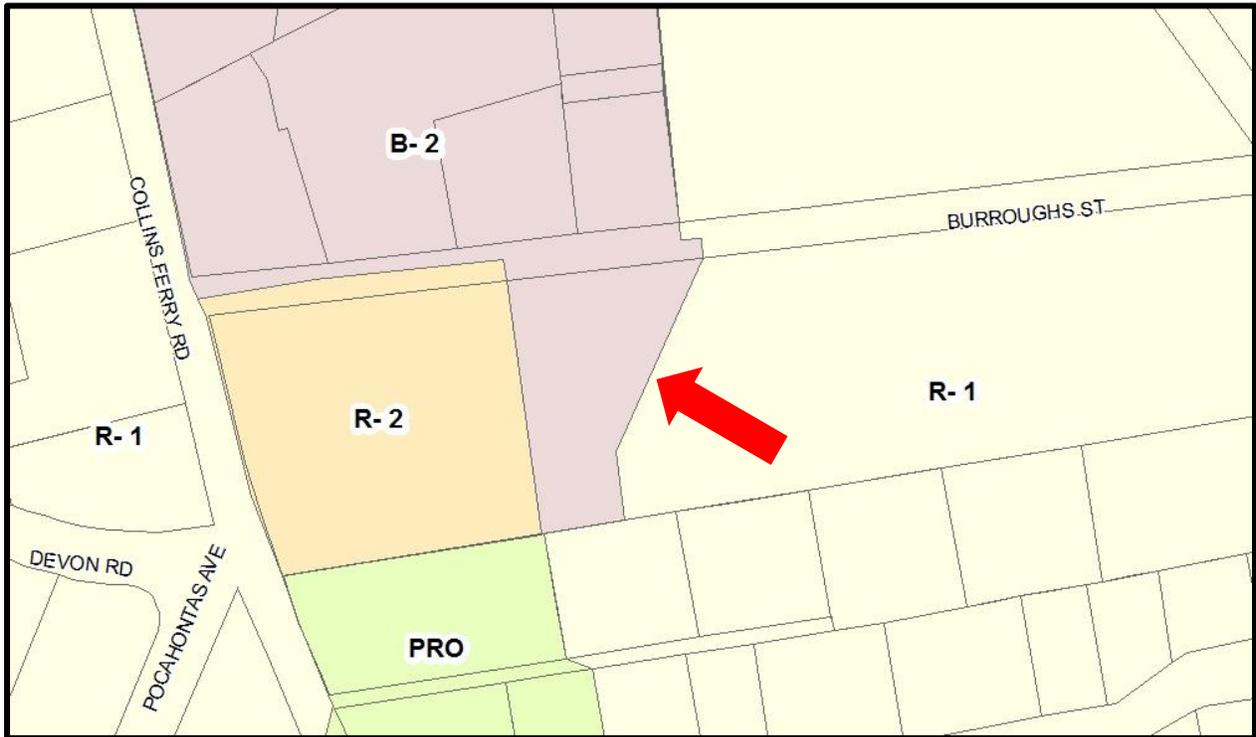
Christopher Fletcher, AICP
Director

Planning Division

Heather Dingman, AICP
Principal Planner

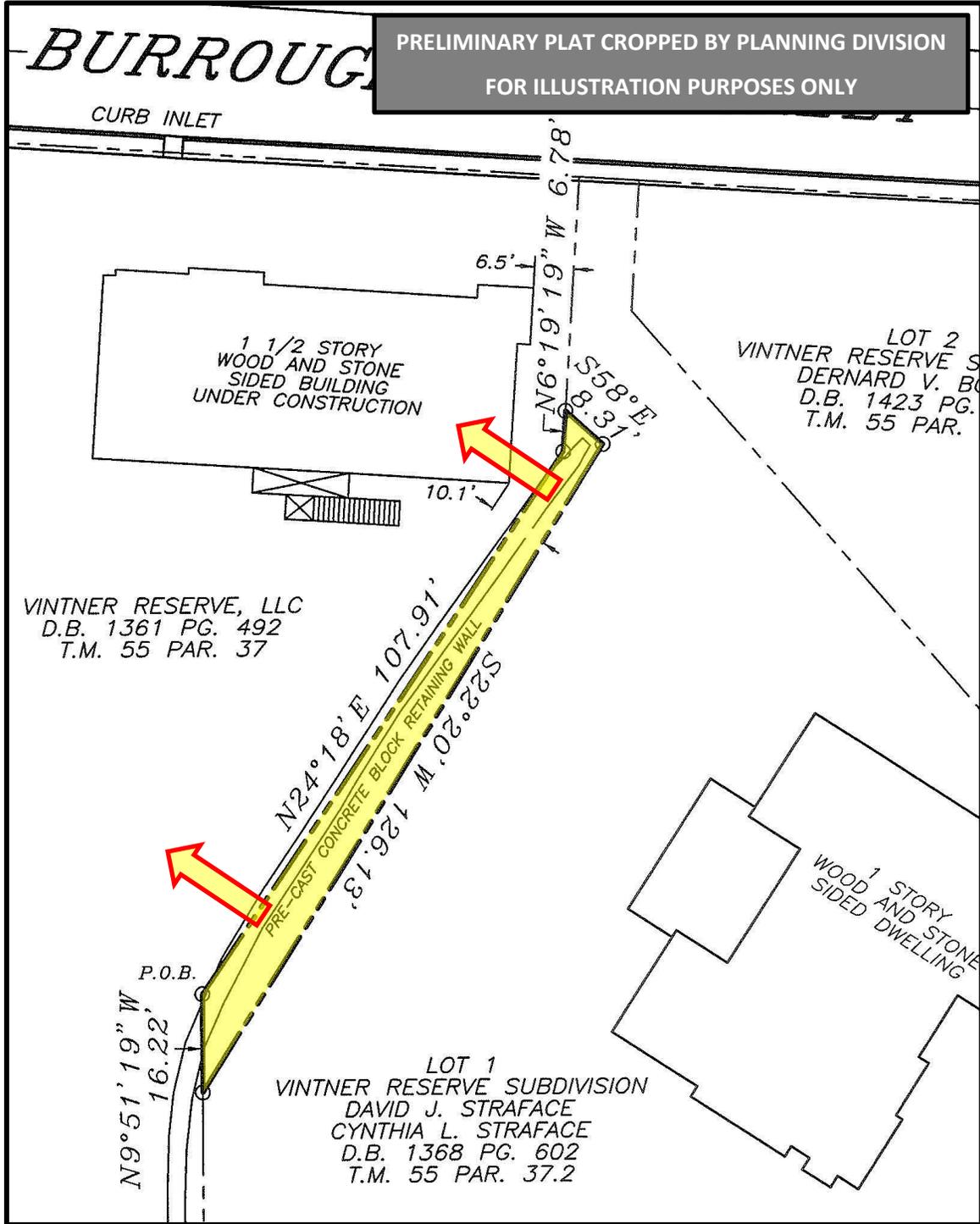
389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS12-08 / Vintner Reserve / 510 Burroughs Street



STAFF REPORT ADDENDUM B

MNS12-08 / Vintner Reserve / 510 Burroughs Street





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MUS 12-08
RECEIVED:	4/9/12
COMPLETE:	

A Minor Subdivision of property includes the creation of up to three (3) parcels or the combination of existing parcels, but does not involve the extension of off-site facilities (streets, etc.) or the dedication of a portion of the site for public use.

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	Vintner Resen	Phone:	304 685 9810
Mailing Address:	274 Spruce St. Morgantown WV 26505	Mobile:	
	Street City State Zip	Email:	bernie@basement.com

II. AGENT / CONTACT INFORMATION

Name:	Bernie Bossio	Phone:	
Mailing Address:	30 Vintner Place Morgantown WV 26505	Mobile:	304 685 9810
	Street City State Zip	Email:	bernie@bossioent.com

Mailings - Send all correspondence to (check one): Applicant OR Agent/Contact

III. PROPERTY

Owner:	Vintner Resen	Phone:	
Mailing Address:	274 Spruce St Morgantown WV 26505	Mobile:	304 685 9810
	Street City State Zip	Email:	

IV. SITE

Street Address (if assigned):	510 Burroughs St.	Tax Map #(s):	55
Zoning:	B-2	Parcel #(s):	37
Square Footage of Parcel(s):	107 ft. ²	8 ft. ²	16 ft. ²
Subdivision Description:	Minor Boundary Line Adjustment Total of 825 sq. ft.		
Are there any Variances from the Subdivision Regulations anticipated:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, to what extent is a variance necessary?	PAID 55.00 Finance Office Morgantown, WV 26505 (304) 254-7408		



City of Morgantown, West Virginia

APPLICATION FOR
MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS12-08
RECEIVED:	04/09/12
COMPLETE:	_____

V. PLAT

Preliminary Plat submission – A Minor Subdivision Application must also include one (1) preliminary plat illustrating:

- (a) Existing and proposed property boundaries, property boundary dimensions, and square footage.
- (b) A letter of service availability and approval from the Morgantown Utility Board.

Final Plat submission – Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (a) Drawn to a scale of one inch (1") equals fifty feet (50') or larger;
- (b) Date of preparation, north arrow, and scale;
- (c) Legal description;
- (d) Applicant/owner name and address;
- (e) Existing zoning;
- (f) Legend;
- (g) Vicinity map;
- (h) Existing and proposed utility lines and easements;
- (i) Certification by a registered land surveyor, licensed in the State of West Virginia, that the dimension and bearings are accurately delineated with a seal and signature;
- (j) Location, shape, exterior dimensions of each existing building on the site(s);
- (k) Location and dimensions of paved surfaces including sidewalks and curb cuts, and of all abutting streets;
- (l) Location of springs, streams, other water bodies, and areas subject to flooding;
- (m) Floodplain designation making reference to pertinent FEMA Firm Community Panel Number;
- (n) Approval signature block allowing space for President of Morgantown Planning Commission;
- (o) Other items as deemed necessary by Planner Director or City Engineer.

Please note that all approved minor subdivision plats must be filed with the Monongalia County Tax Office within thirty (30) days of approval. Plats not filed within thirty (30) days will be considered invalid by the City of Morgantown and will require reapproval.

VIII. ATTEST

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

BERNIE BOSSIO

4/9/12

Type/Print Name of Applicant/Agent

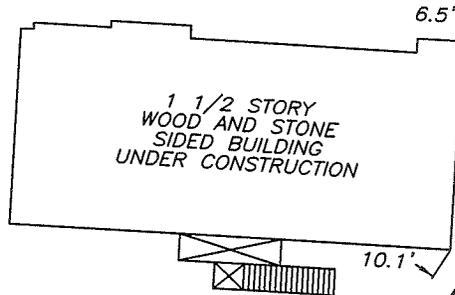
Signature of Applicant/Agent

Date

- Minor Subdivision Application Fee – \$35

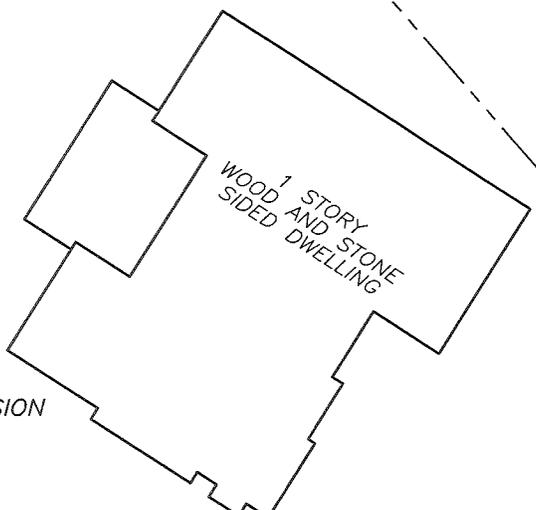
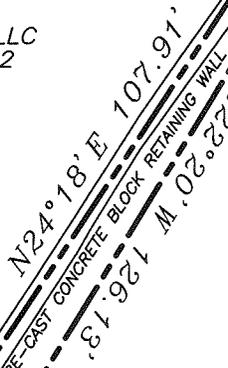
BURROUGHS-30'-STREET

CURB INLET



LOT 2
VINTNER RESERVE SUBDIVISION
DERNARD V. BOSSIO
D.B. 1423 PG. 159
T.M. 55 PAR. 37.3

VINTNER RESERVE, LLC
D.B. 1361 PG. 492
T.M. 55 PAR. 37



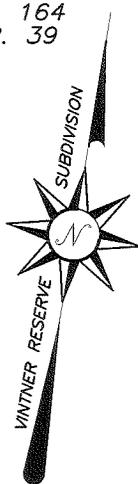
LOT 1
VINTNER RESERVE SUBDIVISION
DAVID J. STRAFACE
CYNTHIA L. STRAFACE
D.B. 1368 PG. 602
T.M. 55 PAR. 37.2

SUBURBAN LANES, INC.
D.B. 1221 PG. 457
T.M. 55 PAR. 40

RICHARD T. HALL
MARIA L. HALL
D.B. 974 PG. 164
T.M. 55 PAR. 39

NOTE: THIS SURVEY WAS CONDUCTED WITHOUT
BENEFIT OF A LAWYER'S TITLE REPORT AND
MAY NOT REFLECT ALL EXCEPTIONS,
RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS.
TAX MAP NO. 55 PART OF PARCEL NO. 37.2

AREA = 0.0189 ACRES (825 SQ. FT.)
TITLE REF.: DAVID J. AND CYNTHIA L. STRAFACE
D.B. 1368 PG. 602
PLAN REF.: VINTNER RESERVE SUBDIVISION
CAP CABINET 5 ENVELOPE 39 A
KOONTZ HEIRS PLAN OF LOTS
D.B. 200 PG. 486 1/2



SURVEY OF
PART OF LOT NO. 1
OF
VINTNER RESERVE SUBDIVISION
SEVENTH WARD MORGANTOWN, MONONGALIA COUNTY, WV
SCALE: 1" = 30' APRIL 3, 2012

WILLIAMS ENGINEERING COMPANY
MORGANTOWN, WV



WILLIAMS ENGINEERING COMPANY

ENGINEERS & SURVEYORS

211 FAYETTE STREET, SUITE 11
MORGANTOWN, WV 26505
304-292-8794

Re: VINTNER RESERVE, LLC
Parcel Description, Part of Lot No. 1
0.0189 Acres, Seventh Ward Morgantown
Monongalia County, West Virginia

Beginning at a point, corner common to Lot No. 1 of Vintner Reserve Subdivision (Map Cabinet 5, Envelope 39A), and lands of Vintner Reserve, LLC. (D.B. 1361, Pg. 492); thence with the lands of said Vintner Reserve, LLC., N24°18'E, 107.91' to a point, corner to said Lot No. 1; thence with same, N6°19'19"W, 6.78' to a point; thence with a new division line through Lot No. 1, lands of David J. Straface and Cynthia L. Staface (D.B. 1368 Pg. 602), S58E, 8.31' to a point; thence through same, S22°20'W, 126.13' to a point on line of lands of said Vintner Reserve, LLC.; thence with the lands of said Vintner Reserve, LLC., N9°51'19"W, 16.22' to the point of beginning. Containing 0.0189 acres, (825 square feet) more or less.

VINTNER RESERVE PART LOT 1.DOC