



MORGANTOWN PLANNING COMMISSION

December 13, 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: MNS12-22 / Madison / 825 Madison Avenue

REQUEST and LOCATION:

Request by Kathryn Madison for minor subdivision approval of property located at 825 Madison Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 48, Parcels 31 and 31.1; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to adjust the location of the side parcel boundary separating Parcels 31 and 31.1 of Tax Map 48. Addendum A of this report illustrates the location of the subject site.

Parcel 31 is approximately 3,600 square feet in area, has a frontage along Madison Avenue of approximately 40 feet, and contains a principal single-family dwelling structure and related accessory structures. Parcel 31.1 is approximately 5,400 square feet, has a frontage along Madison Avenue of approximately 60 feet, and is currently undeveloped. The proposed adjustment will result in each of the parcels having approximately 50 feet of frontage along Madison Avenue, which will increase the area of Parcel 31 and likewise reduce the area of Parcel 31.1.

The area for each of the reconfigured parcels will be approximately 4,500 square feet or more, which exceeds the minimum lot area standard of 3,500 square feet in the R-1A District.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including all access/utility easements 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

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS12-22 / Madison / 825 Madison Avenue





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS 12-22
RECEIVED: 11/30/12
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: Kathryn Madison
Phone: (304) 216-5691
Mailing Address: 825 Madison Ave.
Morgantown, WV 26501
Email: london26501@yahoo.com
II. AGENT / CONTACT INFORMATION
Name: same as above
Mailing Address:
Mailings - Send all correspondence to (check one): [X] Applicant OR [] Agent/Contact
III. PROPERTY
Owner: same as above
Mailing Address:
IV. SITE
Street Address (if assigned): 825 Madison Ave.
Tax Map #(s): 48
Zoning: R1A
Parcel #(s): 31
Square Footage of Parcel(s):
Subdivision Description: Currently 2 tax parcels, 40 feet and 60 feet wide each. Would like to move the line in between the 2 parcels, so that each parcel is approximately 50 feet wide.
Are there any Variances from the Subdivision Regulations anticipated: [] Yes [X] No
If yes, to what extent is a variance necessary?



APPLICATION FOR MINOR SUBDIVISION

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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 submissions 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.

Kathryn Madison
Signature of Applicant/Agent
Date 11/29/2012

Minor Subdivision Application Fee - \$35