



MORGANTOWN PLANNING COMMISSION

April 25, 2013
6:30 PM
City Council Chambers

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

STAFF REPORT

CASE NO: MNS13-10 / Deborah Jamison / White Avenue

REQUEST and LOCATION:

Request by Deborah Jamison for minor subdivision approval of property located along White Avenue.

PARCEL(s) and ZONING DESCRIPTION:

Tax Map 34, Parcel 22; R-1A, Single-Family Residential District

SURROUNDING ZONING:

North and East: R-1A, Single-Family Residential District

South and West: R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide a portion of Parcel 22 of Tax Map 34 by creating four (4) new parcels. The subject portion of Parcel 22 is currently undeveloped. Addendum A of this report illustrates the location of the subject site.

The subject portion of Parcel 22 is approximately 7 acres in area. The three proposed parcels that will be created from the approximate 7-acre tract will be approximately 46 feet by 80 feet with 46 feet of frontage along White Avenue. The approximate area of each of the three newly created parcels will be 3,680 square feet, leaving the parent parcel approximately 11,040 square feet less in area after the subdivision.

The proposed parcels exceed the minimum lot area standard of 3,500 square feet and minimum lot frontage standard of 30 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.

Development Services

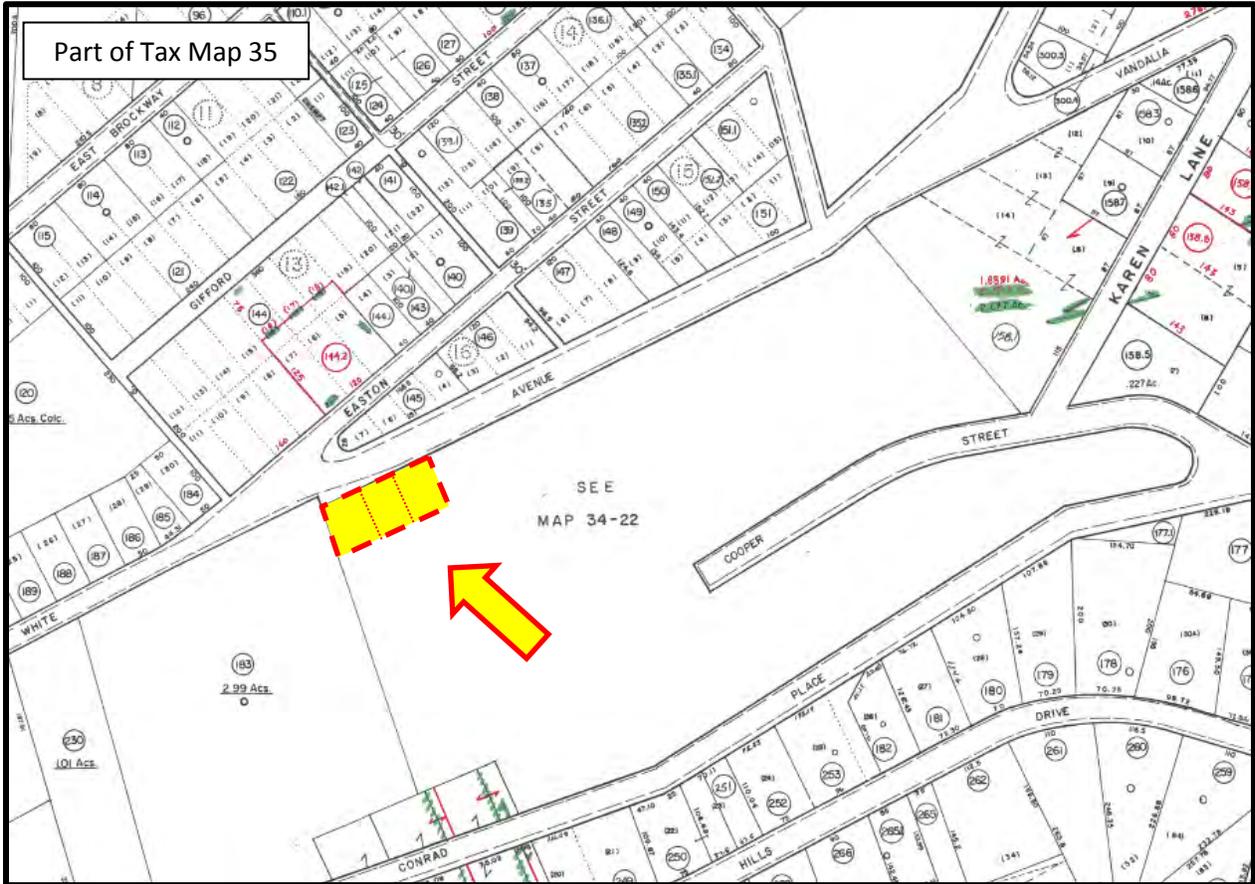
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosure: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS13-10 / Deborah Jamison / White Avenue





APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO:	MNS13-10
RECEIVED:	4/2/13
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:	Deborah Jamison	Phone:	
Mailing Address:	710 Park Side Ln	Mobile:	304-288-4275
	Street		
	Morgantown WV 26501	Email:	jdjj3@comcast.net
	City	State	Zip

II. AGENT / CONTACT INFORMATION

Name:		Phone:	
Mailing Address:		Mobile:	
	Street		
	City	State	Zip

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

III. PROPERTY

Owner:	Deborah Jamison	Phone:	
Mailing Address:	710 Park Side Ln	Mobile:	304-288-4275
	Street		
	Morgantown WV 26501	Email:	jdjj3@comcast.net
	City	State	Zip

IV. SITE

Street Address (if assigned):	White Ave	Tax Map #(s):	34
Zoning:	R1-A	Parcel #(s):	22
Square Footage of Parcel(s):	3,680 ft. ²	3,680 ft. ²	3,680 ft. ²

Subdivision Description: EACH PARCEL WILL BE 46' W X 80' D
Comp. 04/12/13

Are there any Variances from the Subdivision Regulations anticipated: Yes No

If yes, to what extent is a variance necessary?



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. <u>MUS13-10</u>
RECEIVED
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.

Deborah Jamison Deborah Jamison 3-28-13
Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

• Minor Subdivision Application Fee – \$35

Conrad Place

136.25'

18,543 sqft.
or 0.4257 ac.

40.00'

100.00'

LOT 5
12602 sqft.
or 0.2893 ac.

110.00'

100.00'

Cooper St.

152.68'

109.57'

30.00'

25,288 sqft.
or 0.5805 ac.

326.00'

309.17'

aren Lane

Preliminary Plat

Property of
Deborah Jamison

158.00'

LOT 2
0.349 ac.

180.00'

LOT 3
0.240 ac.

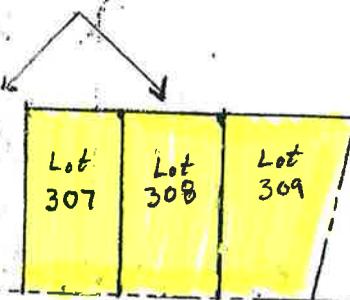
87.00'

82.49'

190.17'

90.00'

← Zoning
R-1A →



EACH PARCEL WILL
BE 46' W x 80' D FOR
AN APPROX. AREA OF
3,680 sq. ft. LOT
FRONTAGE WILL BE
46'

CAMP
07/18/13

Vandalia Rd

White Avenue

on Avenue