



# MORGANTOWN PLANNING COMMISSION

June 13, 2013  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Wyant, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Ken Martis, Admin.

Jennifer Selin, City Council

## **STAFF REPORT**

**CASE NO:** MNS13-11 / Friend Rentals, LLC / 144 and 146 Third Street

**REQUEST and LOCATION:**

Request by David C. Friend, on behalf of Friend Rentals LLC, for minor subdivision approval of property located at 144 and 146 Third Street.

**PARCEL(s) and ZONING DESCRIPTION:**

Tax Map 20, Parcels 47, 48 and 49; R-3, Multi-Family Residential District

**SURROUNDING ZONING:**

R-3, Multi-Family Residential District

**BACKGROUND and ANALYSIS:**

The petitioner seeks to combine Parcels 47, 48 and 49 into one parcel. Addendum A of this report illustrates the location of the subject site.

The approximate areas of the three existing parcels are: Parcel 47 – 1,600 square feet; Parcel 48 – 1,760 square feet; and Parcel 49 – 3,368 square feet. The combined parcel would have an approximate total area of 6,728 square feet and approximately 97 feet of frontage on Third Street. A five-unit apartment building and associated parking are planned for this location.

The combined parcel exceeds the minimum lot size standard of 4,000 square feet and minimum lot frontage of 4,000 square feet in the R-3 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;
2. That the final plat may not be recorded until all existing structures are razed and removed; and,
3. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the conditions set forth above.

**Development Services**

Christopher Fletcher, AICP  
Director

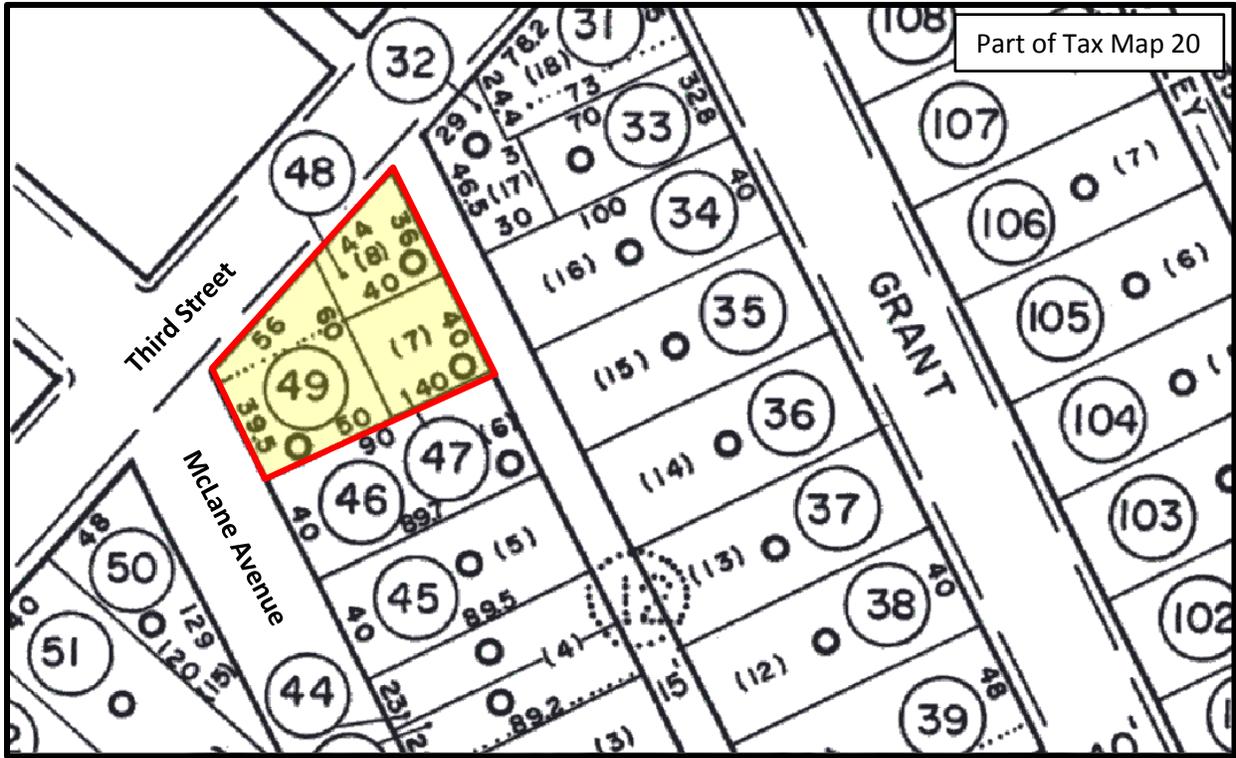
**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

Enclosure: Application and accompanying exhibits

**STAFF REPORT ADDENDUM A**  
**MNS13-11 / Friend Rentals, LLC / 144 & 146 Third Street**







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS13-11
RECEIVED:	4/16/13
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)

<b>I. APPLICANT</b>			
Name:	Friend Rentals, LLC	Phone:	
Mailing Address:	48 Campus Drive, Suite 103	Mobile:	304-296-7121
	Morgantown WV 26505	Email:	defriend@me.com
	City State Zip		
<b>II. AGENT / CONTACT INFORMATION</b>			
Name:		Phone:	
Mailing Address:		Mobile:	
		Email:	
	City State Zip		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
<b>III. PROPERTY</b>			
Owner:	SAME AS ABOVE	Phone:	
Mailing Address:		Mobile:	
		Email:	
	City State Zip		
<b>IV. SITE</b>			
Street Address (if assigned):	144-146 Third Street	Tax Map #(s):	20
Zoning:	R3	Parcel #(s):	47, 47, 48 + 49
Square Footage of Parcel(s):	2600 ft. <sup>2</sup>	2569 ft. <sup>2</sup>	ft. <sup>2</sup>
Total sq. ft.	5169 sq. ft.		
Subdivision Description:	Combine 2 lots - one will have a five unit apt building - the other will have parking for the building		
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 35.00 Finance Office Morgantown, WV 26505 (304) 284-7408		



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS13-11
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.

David C. Friend, Manager
Type/Print Name of Applicant/Agent

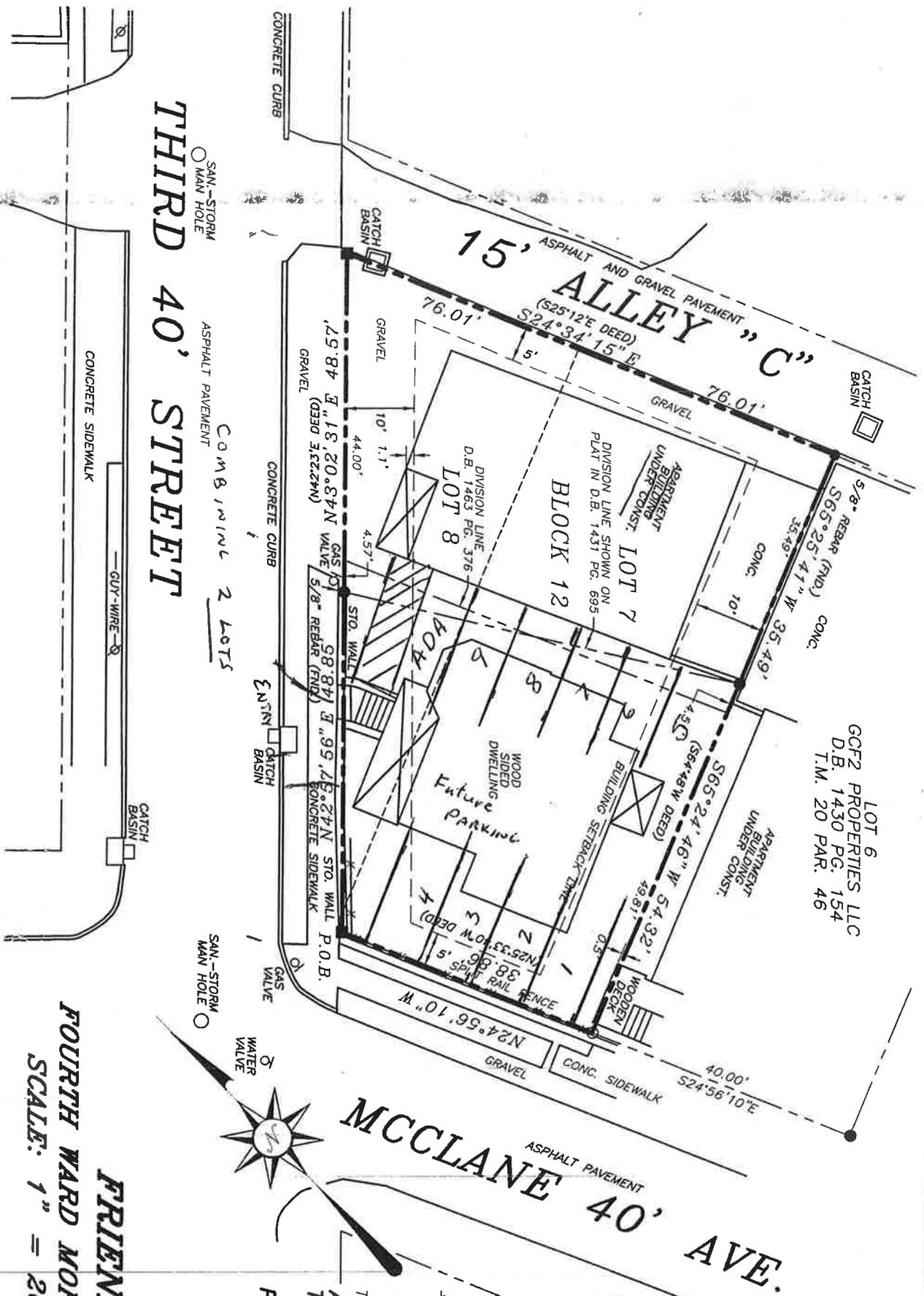
[Signature]
Signature of Applicant/Agent

4/15/13
Date

Minor Subdivision Application Fee - \$35

M10513-11

LOT 6  
GCF2 PROPERTIES LLC  
D.B. 1430 PG. 154  
T.M. 20 PAR. 46



NOTE: THIS SURV  
BENEFIT O.  
MAY NOT I  
RIGHTS-OF

TAX MAP NO. 20

AREA = 0.118

TITLE REF.: D.1

PLAN REF.: BE

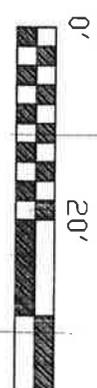
D.1

D.1

FRIEND RENTALS  
SURVEY F

FOURTH WARD MORGANTOWN,  
SCALE: 1" = 20'

WILLIAMS ENGINEERI  
MORGANTOWN



FRIEND RENTALS, LLC130327.DWG  
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