



MORGANTOWN PLANNING COMMISSION

June 13, 2013
6:30 PM
City Council Chambers

Planning Commissioners:

Sam Loretta, 1st Ward
Tim Stranko, 2nd Ward
William Wyant, 3rd Ward
Bill Petros, 4th Ward
Michael Shuman, 5th Ward
Peter DeMasters, 6th Ward
Carol Pyles, 7th Ward
Ken Martis, Admin.
Jennifer Selin, City Councilor

STAFF REPORT

CASE NO: MNS13-14 / Wilson / 1300 Charles Avenue

REQUEST and LOCATION:

Request by Eric Wilson for minor subdivision approval of property located at 1300 Charles Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 21, Parcels 148, 148.1, and 149; R-1, Single-Family Residential District

SURROUNDING ZONING:

R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 148, 148.1 and 149 of Tax Map 21 to create a single parcel. Addendum A of this report illustrates the location of the subject site.

The total area of the combined parcels will be approximately of 28,000 square feet. The proposed parcel exceeds the minimum lot area standard of 7,200 square feet and minimum frontage standard of 70 feet in the R-1 District.

By combining the parcels, the petitioner may proceed in constructing a storage shed while ensuring that the accessory structure is located on the same parcel as the principal structure as required under Article 1329.02.

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

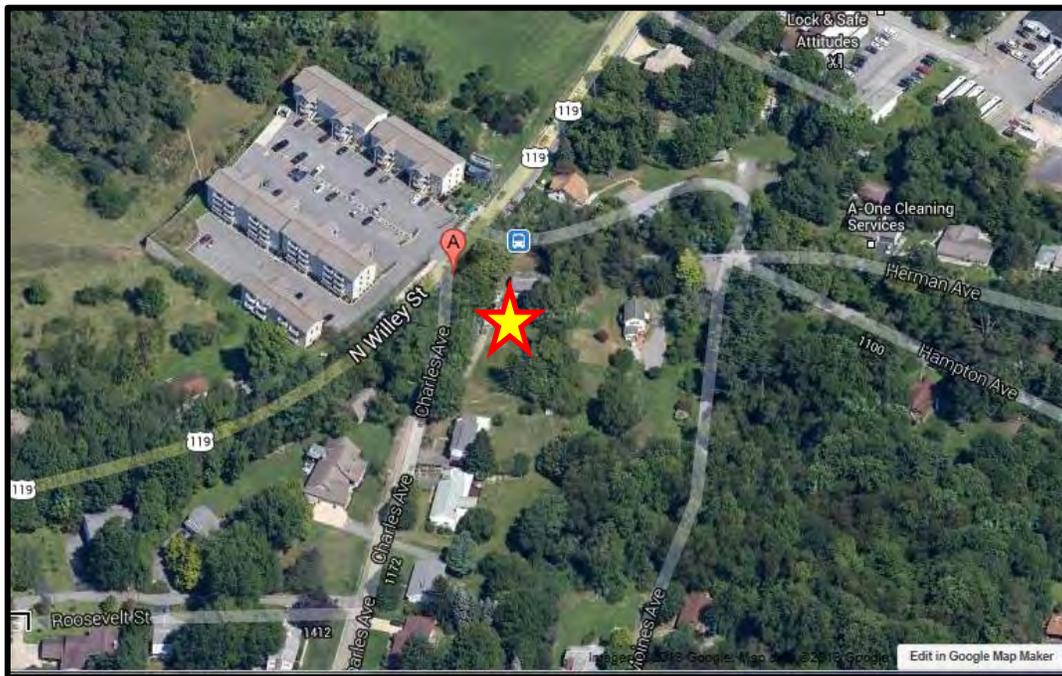
Development Services

Christopher Fletcher, AICP
Director

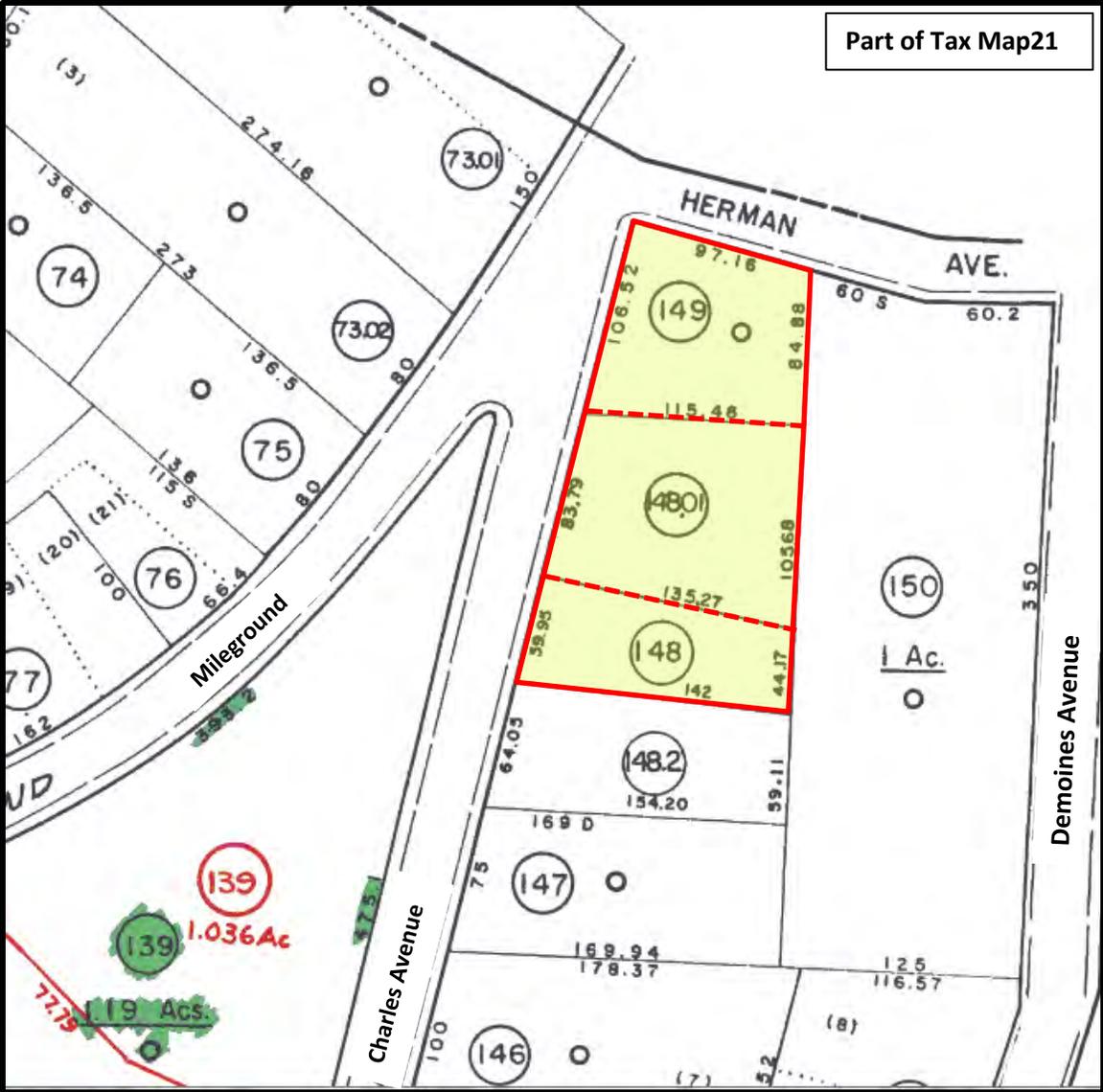
Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS13-14 / Wilson / 1300 Charles Avenue



Part of Tax Map21





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS13-14
RECEIVED:	5/30/13
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:	ERIC WILSON	Phone:	
Mailing Address:	1300 CHARLES AVE.	Mobile:	
	Street MORGANTOWN, WV 26505	Email:	ewilsonassesco@gmail.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:		Mobile:	
	Street	Email:	
	City State Zip		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	ERIC WILSON	Phone:	
Mailing Address:	1300 CHARLES AVE -	Mobile:	
	Street MORGANTOWN, WV 26505	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	1300 CHARLES AVE	Tax Map #(s):	21
Zoning:	R-1	Parcel #(s):	148, 148.1, 149
Square Footage of Parcel(s):	149 10015 ft. ²	148.1 11367 ft. ²	148 6651 ft. ²
Subdivision Description:	CHANGE 3 PARCELS INTO ONE		
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		

G.M.X. Co



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNB13-14
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.

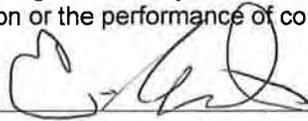
Final Plat submission – Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (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.

<u>ERIC WILSON</u>		<u>5/30/13</u>
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

• **Minor Subdivision Application Fee – \$35**

City of Morgantown Application for Building Permit

R/E

Application Date 5/28/13	Type of Work: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Demo <input type="checkbox"/> Deck <input type="checkbox"/> Mechanical <input type="checkbox"/> Grading <input type="checkbox"/> Asbestos <input type="checkbox"/> Remodel or Repair <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Other	Is Applicant Owner? (Y/N) <input checked="" type="radio"/> Y <input type="radio"/> N
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Parcel Type:
 Residential
 Rental/ Commercial
 Industrial

PROPERTY INFORMATION:

Street Address Where Work is being done: 1300 CHARLES AVE		Morgantown, WV	Zip Code: 26505
Owners First Name: ERIC	Last Name: WILSON	Phone: 724-503-7286	
Owners Address (if different from above address):			

CONTRACTORS INFORMATION:	Contractors Business Name	City License Number
General Contractor	OW WGR	2013-
Excavation		2013-
Concrete		2013-
Carpentry		2013-
Electrical		2013-
Plumbing		2013-
Sewer		2013-
Mechanical		2013-
Roofing		2013-
Masonry		2013-
Drywall/Lathing		2013-
Demolition		2013-
Other		2013-

SCOPE OF WORK TO BE DONE:

Detailed Description of Work:
BUILDING A STORAGE SHED (SEE BUILDING PLANS)
MUST ATTACH DETAILED SITE PLAN YES NO Est. Value of Work \$4,000

I here by certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to this permit.

OFFICE USE ONLY:

Map/Parcel <i>021/148</i>	Zoning <i>R1</i>	Ward <i>5</i>	Flood Plain
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APPROVALS:

Engineering Department Approval Notes:

Signature of person reviewing: _____ DATE

Planning Department Approval Notes:

Approx area of accessory structure = 384 sq. ft
Approx area of principal structure = 1465 sq. ft
CONDITION: applicant must obtain minor subdivision approval to combine parcels. Applicant assumes sole financial risk when proceeding with construction of shed prior to Planning Commission approval of minor subdivision. ~~Failure~~ Failure to obtain minor subdivision approval will result in enforcement action. C. Fletcher 05/28/13

Signature of person reviewing: _____ DATE

Code Enforcement Approval Notes:

Signature of person reviewing: _____ DATE

VALIDATION:

Permit Number: <i>R-New Accessory, 2013 00000580</i>	Fee <i>48.50</i>
Other:	Fee
Stop Work Order:	Fee

Application Accepted and Processed By: _____

Total Fee

Approved By: _____

DATE

Signature of Person Picking Up Building Permit: _____

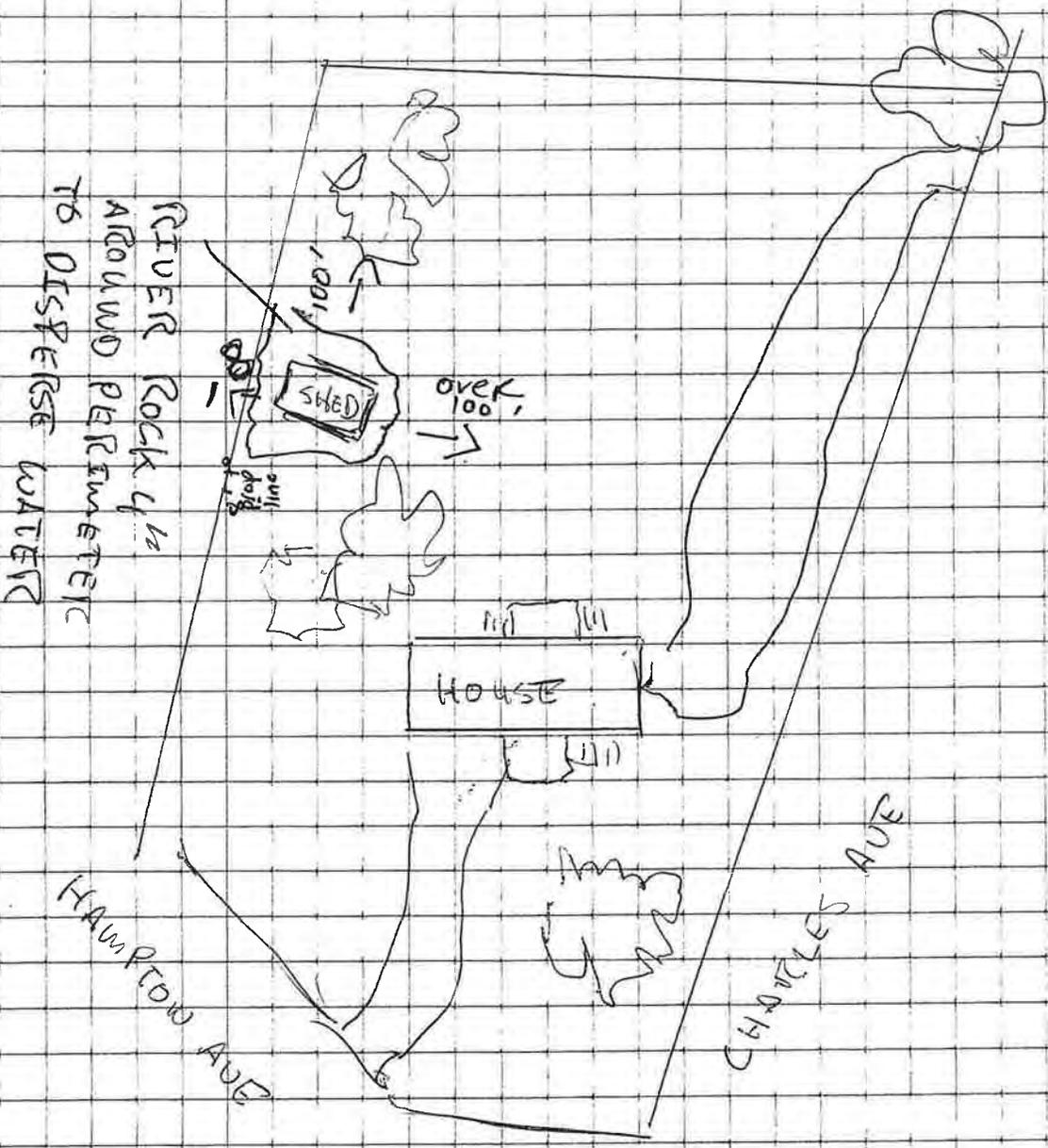
DATE

Print Name of Person Picking up Permit: _____

ERIC WILSON
1300 CHARLES AVE
MORRISTOWN, NJ
26505

SHED 16' x 24'

8' FROM PROPERTY LINE



119 SOUTH