



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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.

Bill Kawecki, City Council

CASE NO: MNS13-15 / Mallon / Ridgley Road

REQUEST and LOCATION:

Request by Gerard Mallon for minor subdivision approval of property located on Ridgley Road.

PARCEL(s) and ZONING DESCRIPTION:

Tax Map 14, Parcel 429; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R1-A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide Parcel 429 of Tax Map 14 into two (2) new parcels. Addendum A of this report illustrates the location of the subject site.

Parcel 429 is approximately 8,028 square feet in area and has approximately 112 feet of frontage along Ridgley Road and approximately 141 feet of frontage along Junction Street. The proposed subdivision will result in two (2) of the parcels having an approximate area of 4,014 square feet each, which will exceed 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 each of the parcels must have an area of at least 3,500 square feet and have lot frontages of at least 30 feet;
2. That the final plat illustrate minimum R-1A setback building envelopes for each of the parcels;
3. 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;
4. That the final plat may not be recorded until all existing structures are razed and removed; and,
5. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the conditions set forth above.

Development Services

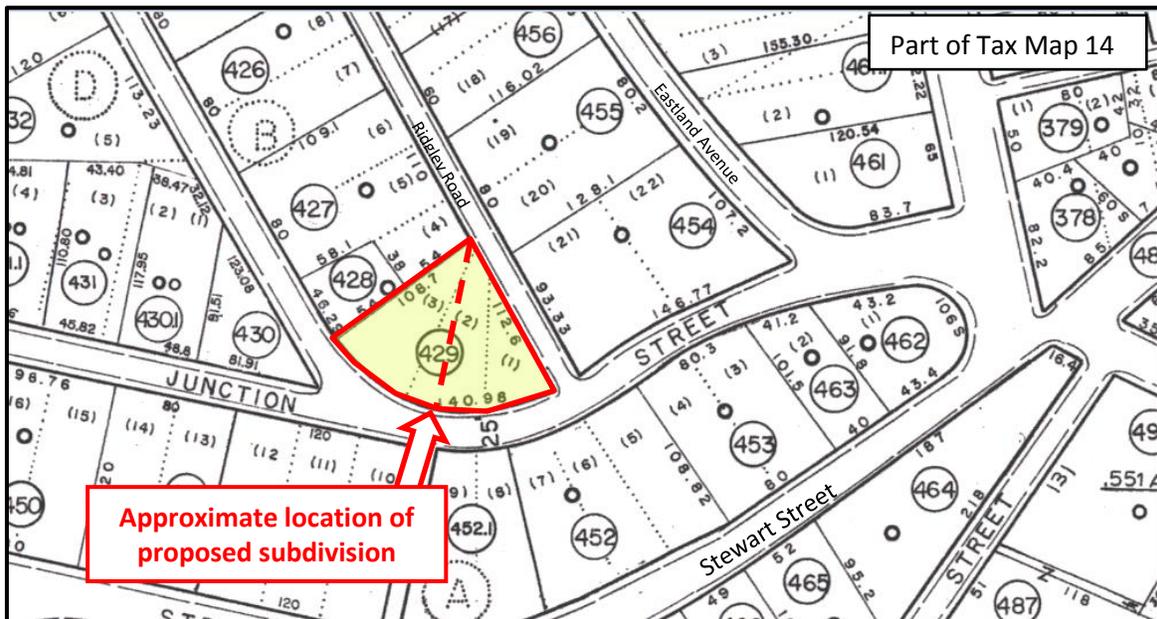
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosure: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS13-15 / Gerard Mallon / Ridgley Road





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS13-15
RECEIVED:	6/13/13
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:	GERARD MAILLON	Phone:	228 469 0990
Mailing Address:	609 CENTRAL AVE	Mobile:	228 342 8660
	Street BSC MS 39520	Email:	GERARD MAILLON
	City State Zip	HOTMAIL.COM	
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:		Mobile:	
	Street	Email:	
	City State Zip		
Mailings -	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	GERARD MAILLON	Phone:	228 469 0990
Mailing Address:		Mobile:	228 342 8660
	Street 609 CENTRAL AVE	Email:	GERARD MAILLON
	City BSC State MS Zip 39520	HOTMAIL.COM	
IV. SITE			
Street Address (if assigned):	109 (?) RIDGELY RD	Tax Map #(s):	14
Zoning:	R1-A	Parcel #(s):	429
Square Footage of Parcel(s):	8028 ft. ²		ft. ²
Subdivision Description:			
ARE2 5/22/2013 10:35:02 201314133 SITE PLAN			
Are there any Variances from the Subdivision Regulations anticipated: <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, to what extent is a variance necessary?	NONE		

1

1

429

PAID 35.00

Finance Office Morgantown, WV 26505 (304) 284-7406



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNB13-15
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.

GERARD MAJON
Type/Print Name of Applicant/Agent

Gerard Malla
Signature of Applicant/Agent

1 June 13
Date

Minor Subdivision Application Fee - \$35