



# MORGANTOWN PLANNING COMMISSION

August 8, 2013  
6:30 PM  
City Council Chambers

## STAFF REPORT

**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.

Bill Kawecky, City Council

**CASE NO:** MNS13-19 / Pompura / 900 Monongalia Avenue

**REQUEST and LOCATION:**

Request by Joseph M. Pompura for minor subdivision approval of property located at 900 Monongalia Avenue.

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

Tax Map 25, Parcels 170 and 171; R-1A, Single-Family Residential District

**SURROUNDING ZONING:**

R-1A, Single-Family Residential District

**BACKGROUND and ANALYSIS:**

The petitioner seeks to combine Parcels 170 and 171 of Tax Map 25 into one (1) parcel. Addendum A of this report illustrates the location of the subject site.

Parcel 170 is approximately 10,970 and 171 is approximately 5,470 square feet in area. The proposed subdivision will result in one (1) parcel having an approximate area of 16,440 square feet, which will exceed the minimum lot area standard of 3,500 square feet in the R-1A District. The combined frontage of the parcels along Monongalia Avenue will be approximately 195 feet, which will exceed the 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;
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

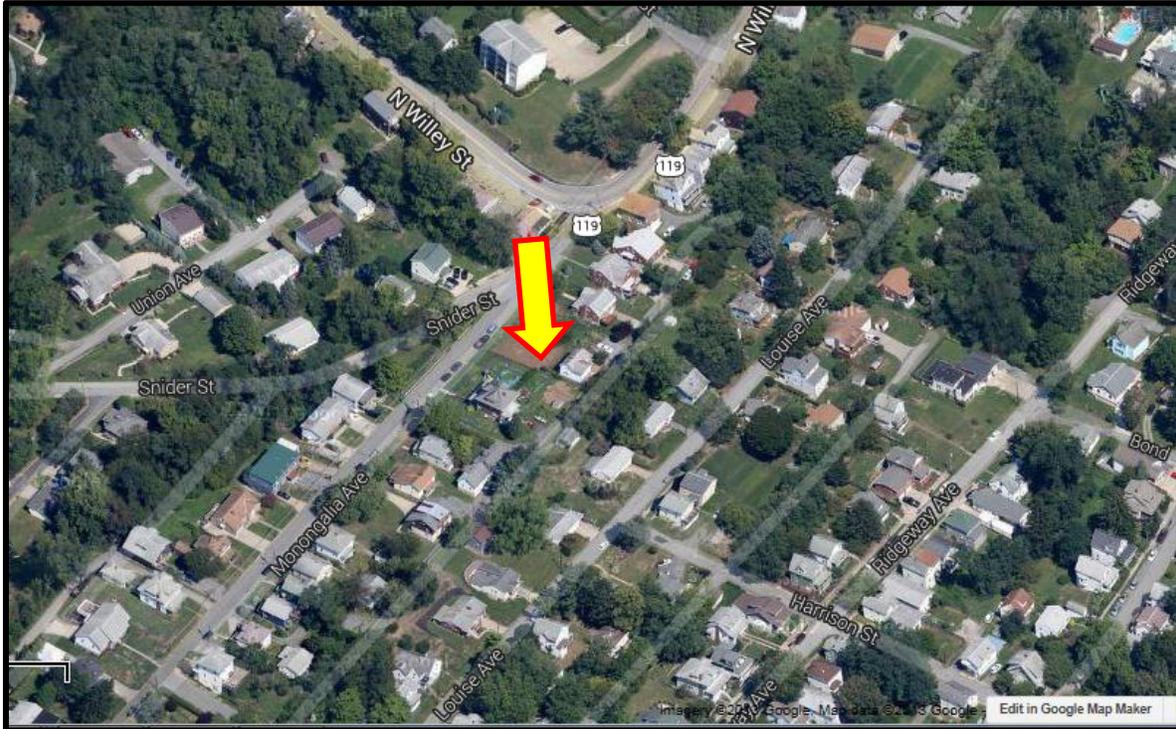
**Development Services**

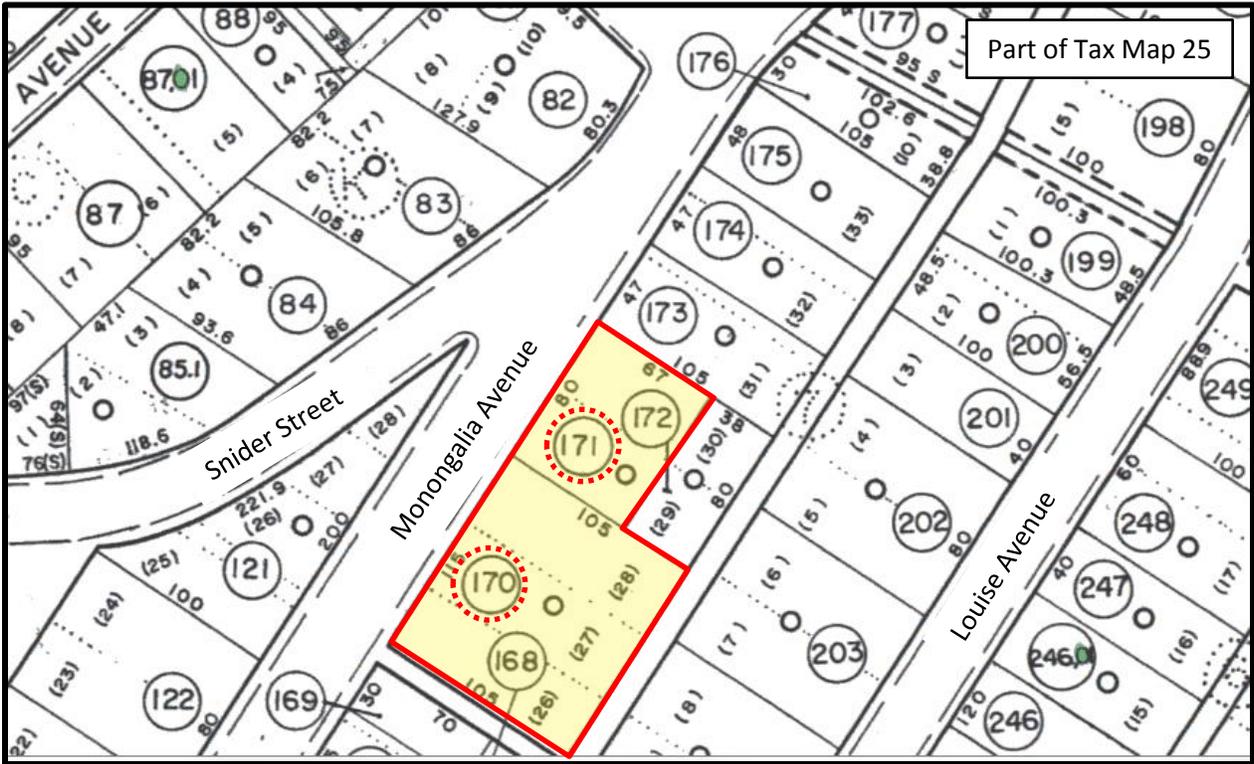
Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

**STAFF REPORT ADDENDUM A**  
**MNS13-19 / Pompura / 900 Monongalia Avenue**







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO:	MNS13-19
RECEIVED:	7/10/13
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:	Joseph M Pampura	Phone:	304-291-6196
Mailing Address:	900 Monongalia Ave	Mobile:	304-276-6301
	Street		
	Morgantown WV 26505	Email:	kp567@mbn.com
City	State	Zip	
<b>II. AGENT / CONTACT INFORMATION</b>			
Name:		Phone:	
Mailing Address:		Mobile:	
	Street		
	City	State	Zip
Mailings –	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
<b>III. PROPERTY</b>			
Owner:		Phone:	
Mailing Address:		Mobile:	
	Street		
	City	State	Zip
<b>IV. SITE</b>			
Street Address (if assigned):	912 Monongalia Ave	Tax Map #(s):	25
Zoning:	RIA	Parcel #(s):	171
Square Footage of Parcel(s):		ft. <sup>2</sup>	ft. <sup>2</sup>
Subdivision Description:	80 FT BY 67 FT Lot		
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?			



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS13-19
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.

Joseph M Pompura (Type/Print Name of Applicant/Agent)
Joseph M Pompura (Signature of Applicant/Agent)
7-10-13 (Date)

- Minor Subdivision Application Fee - \$35



June 14, 2013

MNS13-19

Jose Pompura  
912 Monongalia Avenue  
Morgantown, WV 26508

**Re: Water/Sewer/Storm Service Availability  
912 Monongalia Avenue**

Dear Mr. Pompura:

This will confirm that water/sewer/storm services are available to the above referenced property. Storm sewer service is available at cost and would require an estimate. Note that we are unable to certify whether the depth/elevation and/or size of the existing MUB facilities are adequate to serve any proposed structure. We would evaluate such adequacy upon receipt of additional details describing the design of any proposed structure along with a property plat showing the proposed structure to be served.

Please note that existing water service and existing sewer service are available for use. If you wish not to use the existing water and sewer services, then any new water and sewer services would be available at cost and would require an estimate.

A Stormwater Permit Application may be required for your project along with a review and approval of your Storm Water Management Plan by MUB. **Note that this would be required prior to construction and/or development of the site.** Note also that a structural stormwater management control facilities would be required as a part of any Stormwater Management Plan.

In order to help us serve you better, please bring this letter with you if applying for new service, along with any additional property information available to complete the Stormwater Permit application.

If you have any questions regarding this matter, please call me at (304) 292-8443.

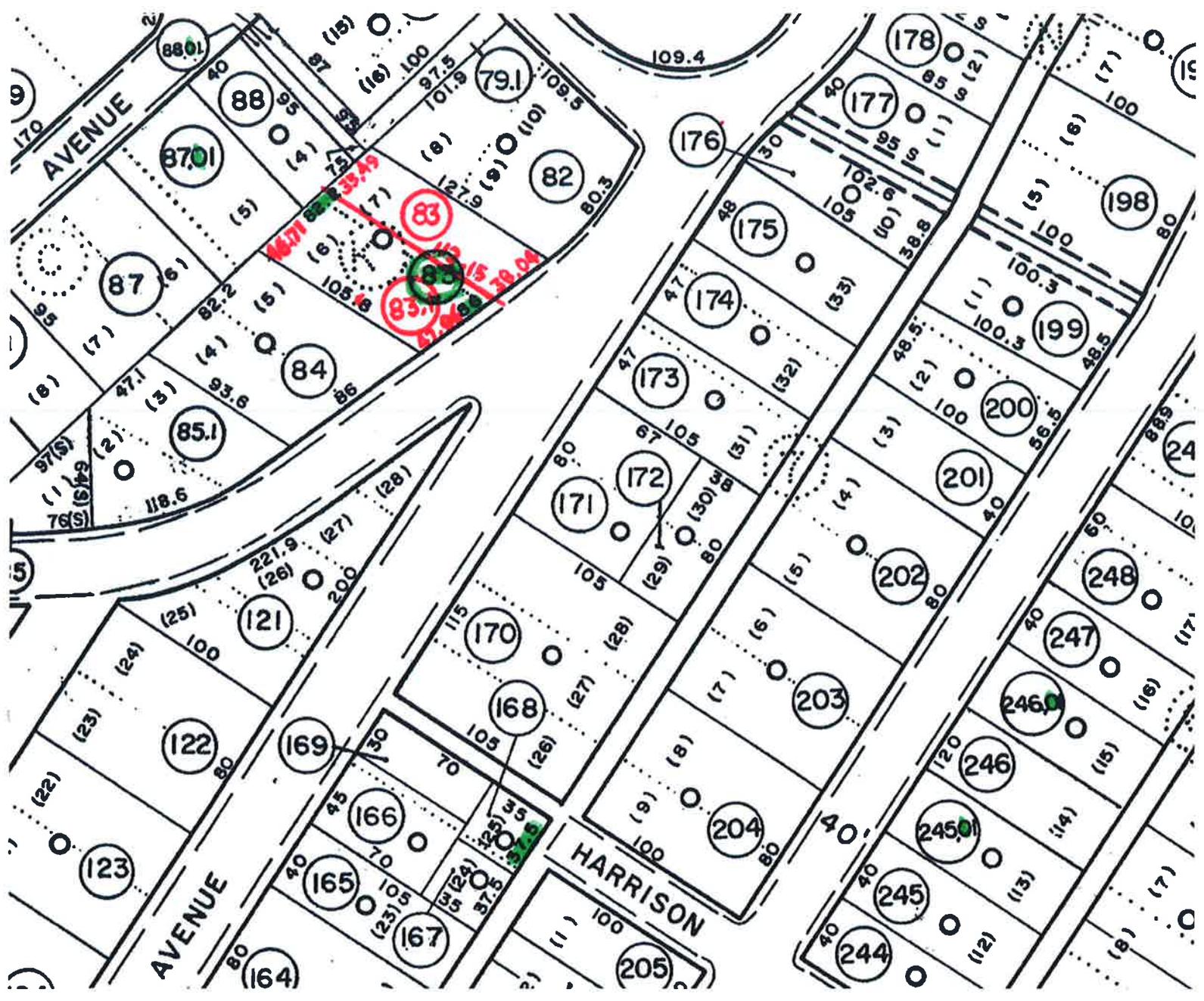
Sincerely,

MORGANTOWN UTILITY BOARD

A handwritten signature in blue ink, reading "James W. Fetty Jr.", is positioned below the typed name.

James W. Fetty Jr, PE  
Senior Engineer

MNS13-19



north  
↑

7-10-13

