



# MORGANTOWN PLANNING COMMISSION

April 10, 2014  
6:30 PM  
City Council Chambers

## **Planning Commissioners:**

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

## **STAFF REPORT**

**CASE NO:** MNS14-04 / Leonard / 1173 Hampton Avenue

### **REQUEST and LOCATION:**

Request by Eldon Leonard for minor subdivision approval of property located at 1173 Hampton Avenue.

### **TAX MAP NUMBER (s) and ZONING DESCRIPTION:**

Tax Map 22, Parcels 18, 19, and 19.1; R-1A, Single-Family Residential District

### **SURROUNDING ZONING:**

R-1A, Single-Family Residential District

### **BACKGROUND and ANALYSIS:**

The petitioner seeks to combine Parcels 18, 19, and 19.1 of Tax Map 22 into one (1) parcel. Addendum A of this report illustrates the location of the subject site.

Parcel 19 is approximately 2,872 square feet; Parcel 19.1 is approximately 2,755 square feet; and, Parcel 18 is approximately 7,502 square feet. The proposed subdivision will result in one (1) parcel having an approximate area of 13,129 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 Hampton Avenue will be approximately 87 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; 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**

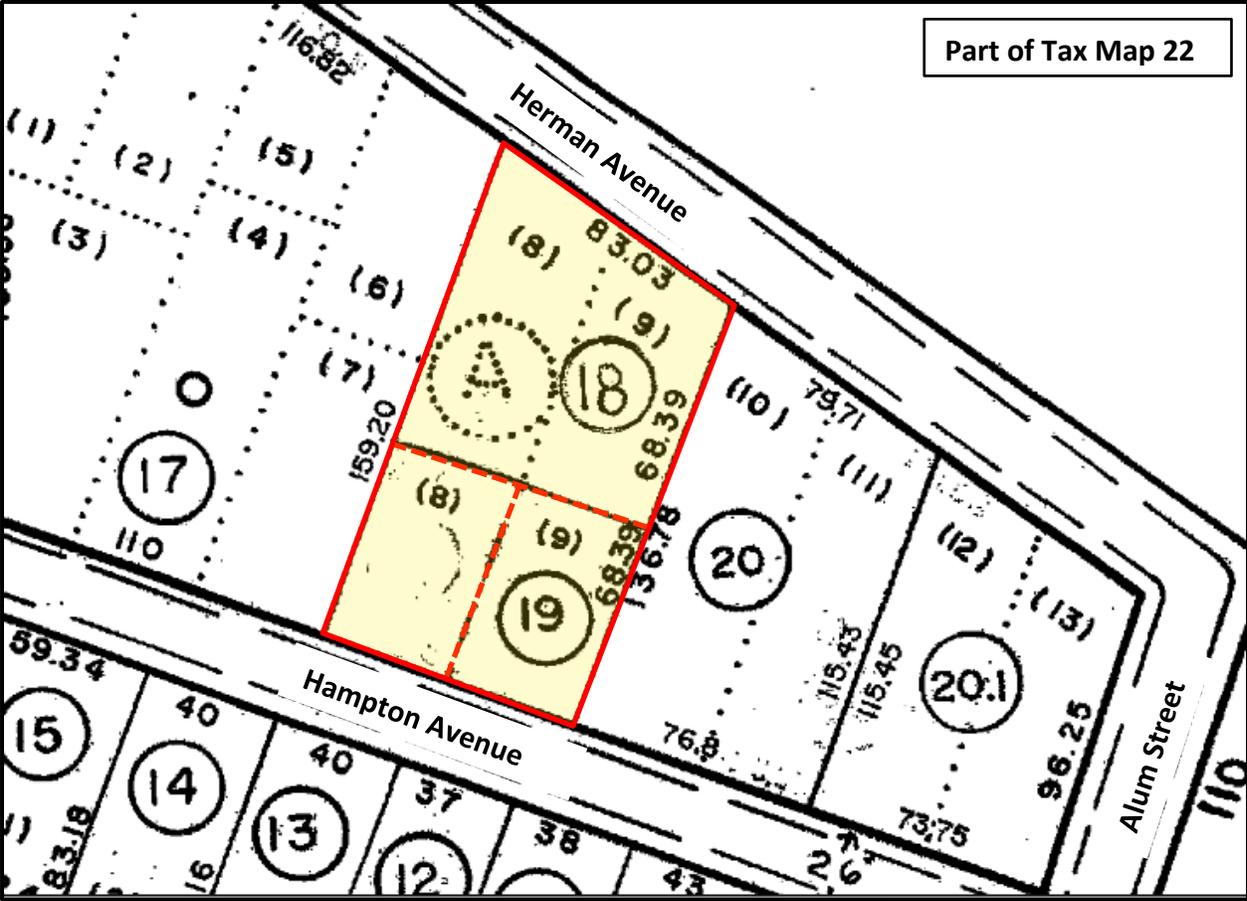
Christopher Fletcher, AICP  
Director

## **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

**STAFF REPORT ADDENDUM A**  
**MNS14-04 / Leonard / 1173 Hampton Avenue**







City of Morgantown, West Virginia

# APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO:	MOS14-04
RECEIVED:	3/20/14
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>		Work 304-296-0486	
Name:	ELDON H. LEONARD	Phone:	304-292-4406
Mailing Address:	1173 HAMPTON AVENUE	Mobile:	None
	Street MORGANTOWN, WV 26505	Email:	None
	City State Zip		
<b>II. AGENT / CONTACT INFORMATION</b>			
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		
<b>III. PROPERTY</b>		Work 304-296-0846	
Owner:	ELDON H. LEONARD	Phone:	304-292-4406
Mailing Address:	1173 HAMPTON AVENUE	Mobile:	None
	Street MORGANTOWN, WV 26505	Email:	None
	City State Zip		
<b>IV. SITE</b>			
Street Address (if assigned):	1173 HAMPTON AVENUE	Tax Map #(s):	SIXTH WARD - MAP 22
Zoning:	R-1A	Parcel #(s):	19.1, 19, 20
Square Footage of Parcel(s):	2,755 ft. <sup>2</sup>	2,872 ft. <sup>2</sup>	7,502 ft. <sup>2</sup>
Subdivision Description:	JOINDER OF PROPERTIES OWNED BY APPLICANT BY VIRTUE OF TWO (2) SEPARATE DEEDS. See Deed Books 817, at Page 72, Deed Book 980, at Page 387		
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?	Not applicable.		



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MSB14-04
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.

ELDON H. LEONARD

Eldon H. Leonard

03/19/14

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

Minor Subdivision Application Fee - \$35

MNS14-04



March 29, 2014

Ms. Hollar,

I, Eldon H. Leonard, request that a representative of the City of Morgantown represent me in my request for the minor subdivision of my property at 1173 Hampton Avenue, Morgantown, West Virginia, at the meeting being held on April 10, 2014. Thank you.

Sincerely,

Eldon H. Leonard