



MORGANTOWN PLANNING COMMISSION

April 9, 2015
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

William Kaweck, City Council

STAFF REPORT

CASE NO: MNS14-05 / Hardwood Interiors, Inc. / 936 Riverview Drive

REQUEST and LOCATION:

Request by Reg Messenger, on behalf of Hardwood Interiors, Inc., for minor subdivision approval of property located at 936 Riverview Drive.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 15, Parcels 33.1 and 34; R-1, Single-Family Residential District

SURROUNDING ZONING:

R-1, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to combine parcels 33.1 and 34 of Tax Map 15 into one (1) parcel to accommodate construction relating to a proposed addition and exterior remodeling at 936 Riverview Drive. Addendum A of this report illustrates the location of the subject site.

According to the petitioner, the area of the combined parcel will be approximately 10,810 square feet, which exceeds the minimum R-1 District lot area standard of 7,200 square feet.

The applicant requested that Staff represent the petition (see attached email).

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

MNS15-05 / Hardwood Interiors, Inc. / 936 Riverview Drive





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	M1815-05
RECEIVED:	3/25/15
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)

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I. APPLICANT

Name:	Hardwood Interiors, Inc	BY:	Phone:	304-292-1835
Mailing Address:	3005 Northpointe Plaza	Mobile:	301-616-9453	
	Street	Morgantown, WV	Email:	rmessenger@hardwoodinteriors.com
	City	State	Zip	26505

II. AGENT / CONTACT INFORMATION

Name:	Reg Messenger	Phone:	SAME	
Mailing Address:	Street	Mobile:		
	City	State	Zip	
	Mailing – Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact			

III. PROPERTY

Owner:	Hardwood Interiors, Inc	Phone:		
Mailing Address:	936 Riverview Drive	Mobile:	SAME	
	Street	Morgantown, WV	Email:	
	City	State	Zip	26505

IV. SITE

Street Address (if assigned):	936 Riverview Drive	Tax Map #(s):	15	
Zoning:	R-1	Parcel #(s):	33-1 & 34	
Square Footage of Parcel(s):	10,810 ft. ² (Combined)	ft. ²	ft. ²	
Subdivision Description:	Lot # 116 and part of # 115 of Evansdale Addition			
Are there any Variances from the Subdivision Regulations anticipated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, to what extent is a variance necessary?	Side variance and front variance over setbacks for new garage NOTE: TO BE CONSIDERED BY BZA. NOT FROM SUBDIVISION REGULATIONS			

CAMP
30 MAR 15



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MA815-05
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. N/A

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.

Reg Messenger
Type/Print Name of Applicant/Agent

[Signature]
Signature of Applicant/Agent

3/24/15
Date

Minor Subdivision Application Fee - \$35 CK 12208

Zimbra

shollar@cityofmorgantown.org

RE: Minor Subdivision Application

From : Jesse Deshield <jdeshield@hardwoodinteriorsinc.com>

Wed, Mar 25, 2015 12:17 PM

Subject : RE: Minor Subdivision Application**To :** 'Stacy Hollar' <shollar@cityofmorgantown.org>External images are not displayed. [Display images below](#)

Stacy,

We turned this application in today. Can you please represent us at the hearing on April 9, 2015?

Thanks,**Jesse Deshield**

From: Stacy Hollar [mailto:shollar@cityofmorgantown.org]**Sent:** Thursday, March 19, 2015 11:04 AM**To:** jdeshield@hardwoodinteriorsinc.com**Subject:** Fwd: Minor Subdivision Application

From: "Stacy Hollar" <shollar@cityofmorgantown.org>**To:** jdeshield@hardwoodinteriorsinc.com**Sent:** Thursday, March 19, 2015 10:54:30 AM**Subject:** Minor Subdivision Application

Good morning,

Per our conversation, please see the attached minor subdivision application. Please submit the application at your very earliest convenience, so we may get this on the Planning Commission agenda for April 9th, 2015.

Let me know if you have any questions or need further clarification.

Respectfully,

Stacy Hollar

Executive Secretary

Development Services Department

389 Spruce Street

Morgantown, WV 26505

304-284-7431

shollar@cityofmorgantown.org



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.
