



# MORGANTOWN PLANNING COMMISSION

April 9, 2015  
6:30 PM  
City Council Chambers

**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 Blosser, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Ken Martis, Admin.

William Kawecky, City Council

## **STAFF REPORT**

**CASE NO:** MNS15-06 / Keener / 378 Elmhurst Street

**REQUEST and LOCATION:**

Request by Paul Keener for minor subdivision approval of property located at 378 Elmhurst Street.

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

Tax Map 7, Parcels 240 and 241; R-1, Single-Family Residential District

**SURROUNDING ZONING:**

R-1, Single-Family Residential

**BACKGROUND and ANALYSIS:**

The petitioner seeks to reconfigure Parcels 240 and 241 of Tax Map 7 for the purpose of constructing two (2) single-family dwelling units on each separate parcel. Addendum A of this report illustrates the location of the subject site.

The proposed subdivision will result in each parcel having an approximate area of 8,325 square feet. The proposed parcels exceed the minimum lot area standard of 7,200 square feet. Each parcel will have approximately 75 feet of frontage on Krepps Avenue, which exceeds the minimum lot frontage standard of 70 feet in the R-1 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 may not be recorded until after the existing principal and accessory structure(s) are razed and removed.
3. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the conditions set forth above.

Enclosure: Application and accompanying exhibits

**Development Services**

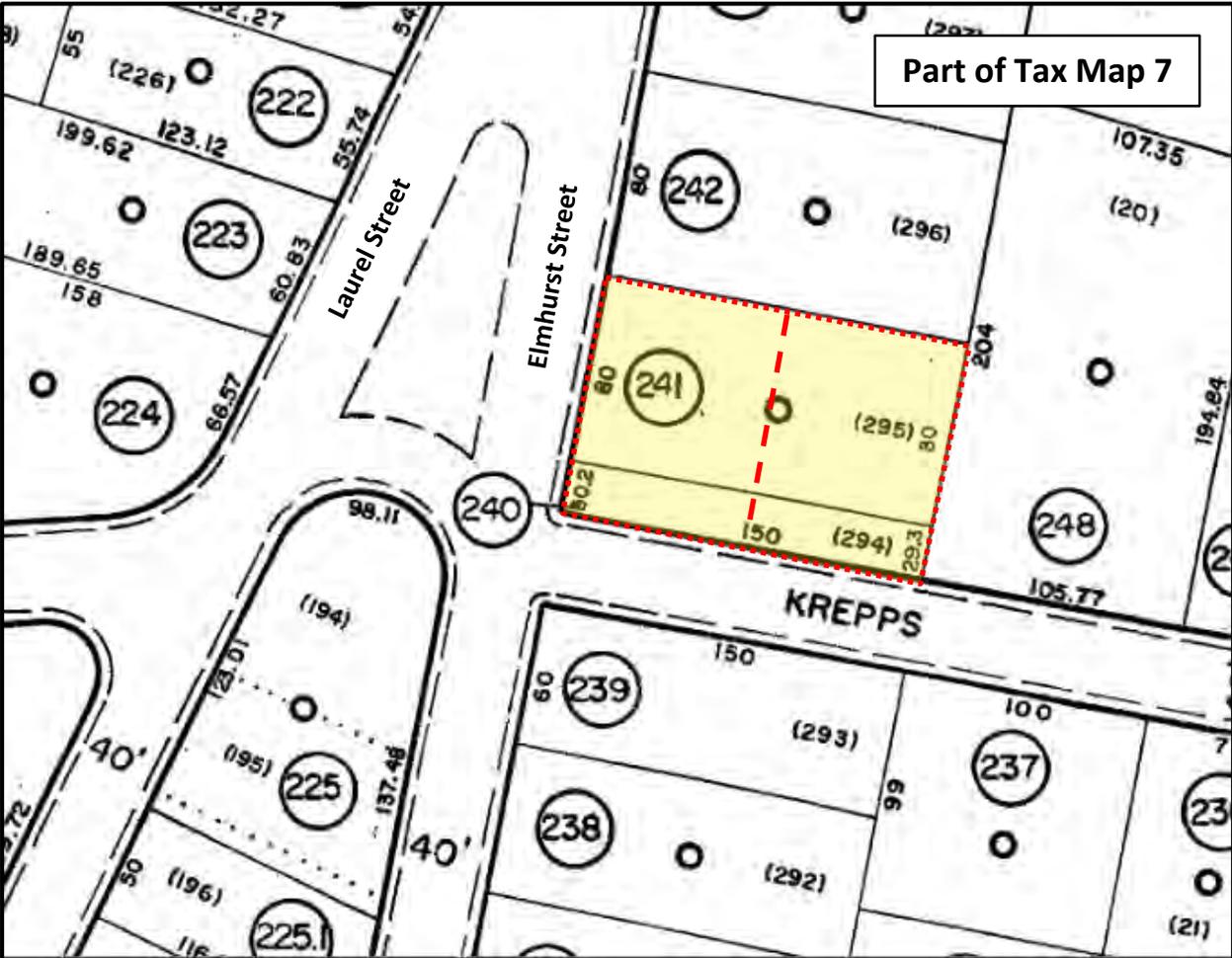
Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

**STAFF REPORT ADDENDUM A**  
**MNS15-06 / Keener / 378 Elmhurst Street**







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-06
RECEIVED:	
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)

PAID  
MAR 25 2015

I. APPLICANT

Name:	Paul E. Keener	Phone:	304-599-9279
Mailing Address:	2024 Glenmark Ave	Mobile:	304-288-2985
	Street		
	Morgantown WV 26505	Email:	pekpek@comcast.net
City	State	Zip	

II. AGENT / CONTACT INFORMATION

Name:	Lisa Tiberio / Howard Hanna	Phone:	304-282-8685
Mailing Address:		Mobile:	
	Street		
	City	State	Zip

Mailings - Send all correspondence to (check one):  Applicant OR  Agent/Contact

III. PROPERTY

Owner:	Victoria L. Hagner / Executor for Mary Jo Hagner	Phone:	
Mailing Address:		Mobile:	
	Street		
	378 Elmhurst Street	Email:	
City	State	Zip	
Morgantown	WV	26505	

IV. SITE

Street Address (if assigned):	378 Elmhurst/Krepps	Tax Map #(s):	7
Zoning:	R1	Parcel #(s):	240-241/Lots <sup>295</sup> /294
Square Footage of Parcel(s):	7500 ft. <sup>2</sup>		ft. <sup>2</sup>

Subdivision Description: Suncrest addition

Are there any Variances from the Subdivision Regulations anticipated:  Yes  No

If yes, to what extent is a variance necessary?

March 24, 2015

Paul E. Keener  
2024 Glenmark Ave.  
Morgantown, WV 26505

**Re: Water and Sewer Service Availability  
378 Elmhurst St. (01.06568.00) 7<sup>th</sup> Ward Map 7 Parcels 240 and 241**

Dear Mr. Keener:

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

In addition to the above costs and in accordance with our PSC-approved rate schedule, tap fees will be charged for each domestic service connection requested. The tap fee for water service is \$700.00 (3/4-inch or less); \$1,000.00 (1-inch); \$1,500.00 (1 1/2-inch); \$2,000.00 (2-inch) per meter setting. All water services larger than 2-inch are installed on an as-cost basis. The tap fee for sewer service is \$700.00 per structure. The PSC requires that we install the utility service line to the property line of the premises being served for the cost of these tap fees and further requires that a single and separate customer service line be provided for each structure being served.

A Stormwater Permit Application will be required for your project along with a review and approval of your Storm Water Management Plan by MUB. **Note that this will be required prior to construction and/or development of the site.** Note also that if the subject property is part of a current or planned sub-division, and if the cumulative impervious area of the sub-division equals or exceeds a total of 3,000 square feet, that structural stormwater management control facilities may likely be required as a part of the Stormwater Management Plan.

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

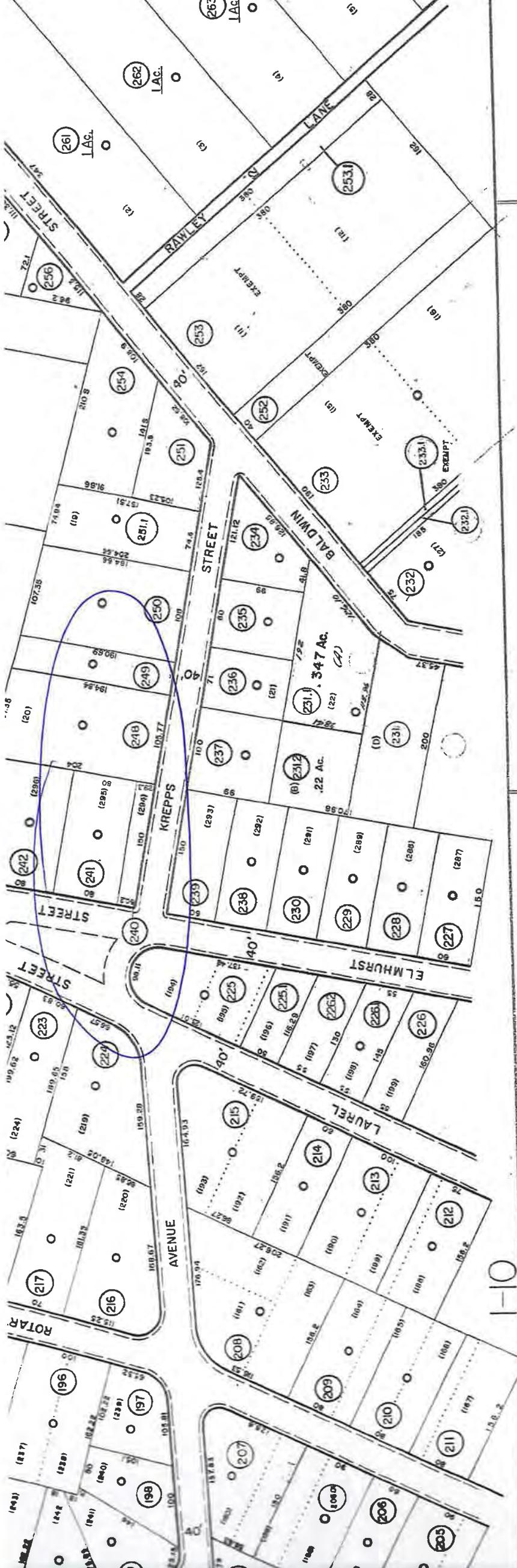
If you have any questions regarding this matter, please call me at (304) 292-8443. Thank you in advance for your kind cooperation.

Sincerely,

MORGANTOWN UTILITY BOARD



Bryan Hindman  
Engineering Technician



MORGANTO  
District  
Date, Aerial Photography: 1-1-86  
Photo No.: 268

# COUNTY of MONGALIA

Office of Assessor  
MORGANTOWN, W. VA.

Revisions

NO.	DATE	BY	REVISIONS	RD
1	6-9-61			17
2	2-15-62			17
3	AUG 14, 1973	D.A.E.		19
4	9-10-79	(J.M.)		19
5	7-1-82	(J.M.)		21
6	7/1/84	RLB		22
7	To 7-1-86	C.P.		23
8	7-1-88	(J.M.)		24

*Handwritten notes:*  
 17-19 240 20x150  
 21-24 240 80x150