



MORGANTOWN PLANNING COMMISSION

May 14, 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 Kawecki, City Council

STAFF REPORT

CASE NO: MNS15-07 / Devine-King / 524 Overhill Street

REQUEST and LOCATION:

Request by Ann and Gary Devine-King for minor subdivision approval of property located at 524 Overhill Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 14, Parcels 303 and 304; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 303 and 304 of Tax Map 14 into one (1) parcel. Addendum A of this report illustrates the location of the subject site.

Parcel 303 is approximately 3,734 square feet and Parcel 304 is approximately 2,185 square feet. The proposed subdivision will result in one (1) parcel having an approximate area of 5,919 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 Overhill Street will be approximately 76 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 conditions set forth above.

Enclosure: Application and accompanying exhibits

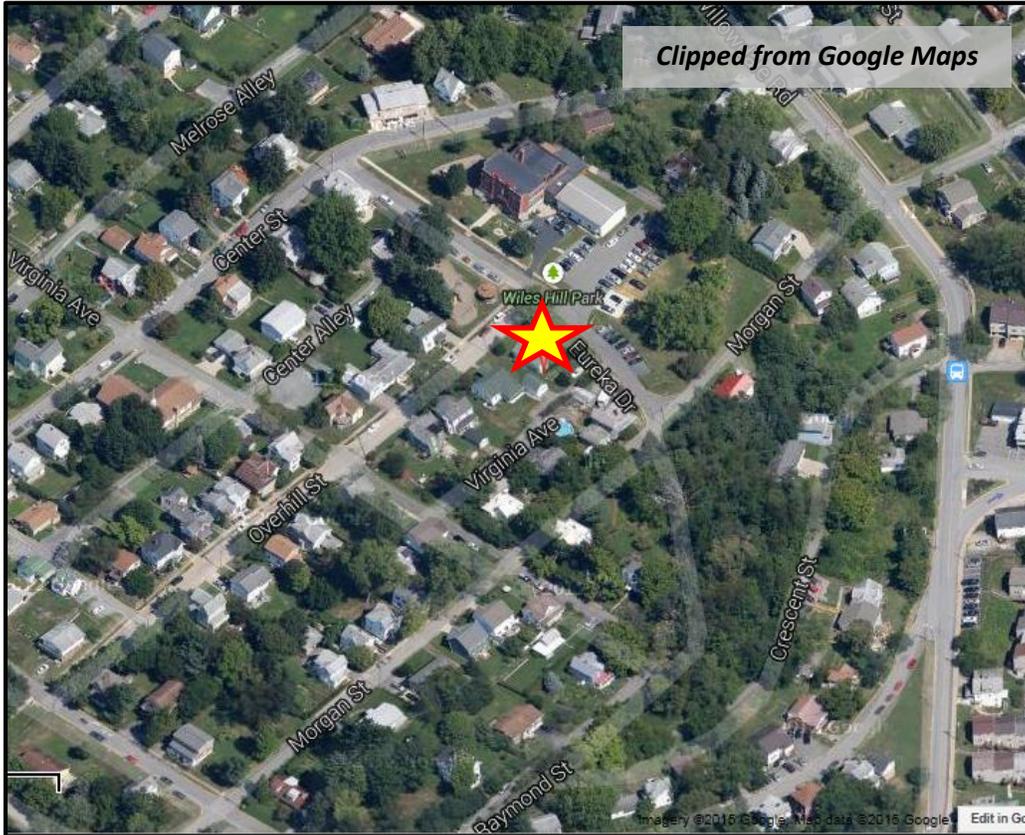
Development Services

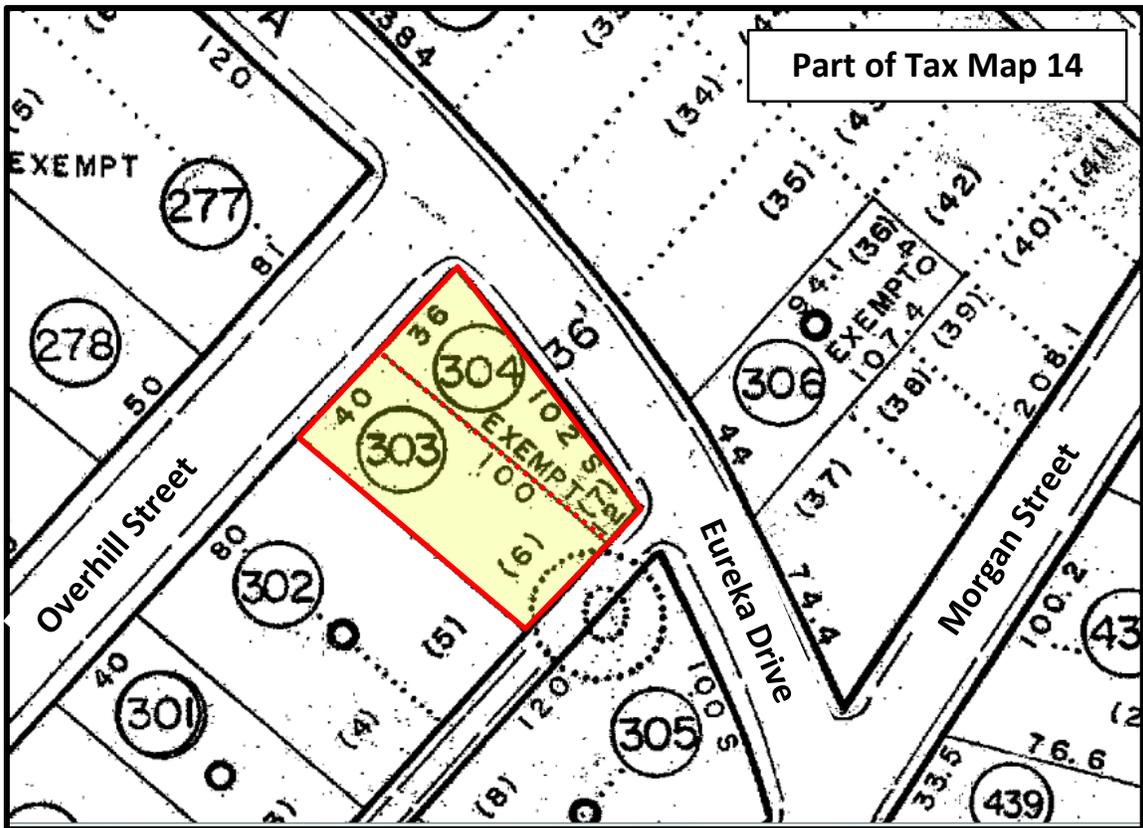
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS15-07 / Devine-King / 524 Overhill Street







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MAB15-07
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)

I. APPLICANT			
Name:	Ann & Gary Devine-King	Phone:	304-594-2636
Mailing Address:	726 Snake Hill Rd.	Mobile:	304-692-4472
	Street Morgantown WV 26508	Email:	atdking@gmail.com
	City State Zip		
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:	Ann & Gary Devine-King	Phone:	304-594-2636
Mailing Address:	524 Overhill	Mobile:	
	Street Morgantown WV 26505	Email:	atdking@gmail.com
	City State Zip		
IV. SITE			
Street Address (if assigned):	524 Overhill	Tax Map #(s):	14 0304 0000 0000
Zoning:	R-1A	Parcel #(s):	14 0304 0000 0000
Square Footage of Parcel(s):	ft. ²	ft. ²	ft. ²
Subdivision Description:	Combining parcels 303 & 304 into 1 Parcel		
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?			



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MA615-07
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.

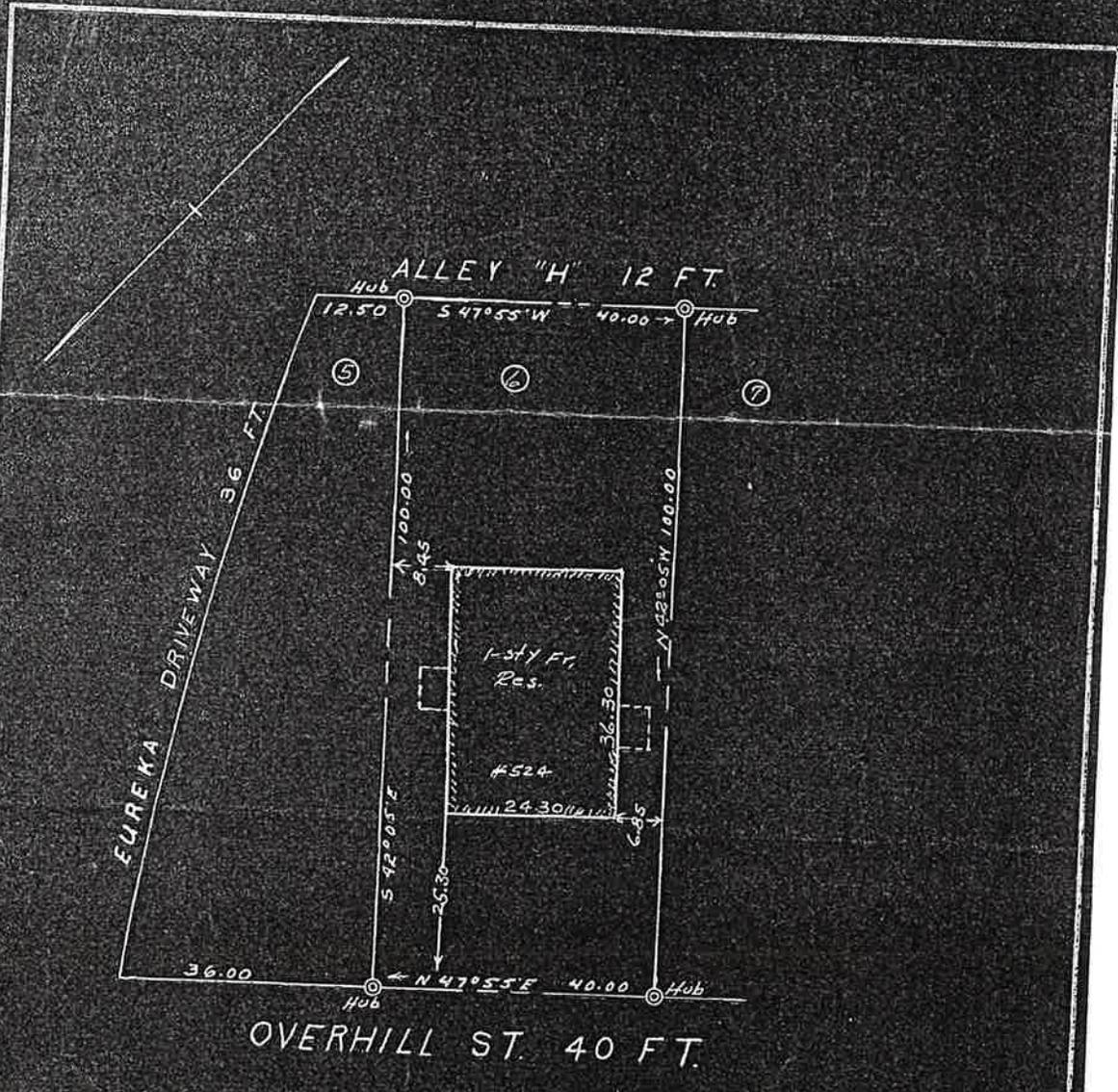
VIII. ATTEST

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.

Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date
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• Minor Subdivision Application Fee - \$35 CK 1351

306 White 698-5674



TO ALL PERSONS INTERESTED
IN THE TITLE TO THE PREMISES
SURVEYED:

I HEREBY CERTIFY THAT THIS IS A
CORRECT PLAN OF A SURVEY MADE UP
ON THE PREMISES THE 12th DAY OF
October 1960 SHOWING THE
LOCATION OF BUILDINGS, FENCES AND
OTHER EASEMENTS AND SERVITUDES
APPARENT FROM A SURVEY ON THE
GROUND.

Ralph E. Baker
REGISTERED PROFESSIONAL ENGINEER NO. 441

PROPERTY OF: JOHN LUCAS, JR.
and
MARTHA M. LUCAS

LOT: 15.57 BLOCK 504

SUBDIVISION: HILLS HILL

WARD: TOWN

TOWN: MORGANTOWN, W. VA.

DATE: OCT 14, 1960 SCALE: 1"=50.0'

DUNLAP, BAKER & ASSOCIATED, INC.
MORGANTOWN, W. VA.

9091
2-19A-78D

113-27

LO-S/SNW

Devine-King
Application for Minor Subdivision

Zimbra

shollar@cityofmorgantown.org

Represent us at Planning Committee

From : Ann Devine-King <atdking@gmail.com>

Tue, Mar 31, 2015 04:33 PM

Subject : Represent us at Planning Committee**To** : shollar@cityofmorgantown.org

Dear Stacy,

Gary and I would like you to represent us at the Planning Committee Meeting and present our Application for Minor Subdivision.

We will be out of town on May 14 and we appreciate your service.

Please let me know if this will work out for you.

Sincerely,

Ann Devine-King
304-594-2636
