



MORGANTOWN PLANNING COMMISSION

June 11, 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.

Bill Kawecky, City Council

STAFF REPORT

CASE NO: MNS15-09 / Lytle / Hampton Avenue

REQUEST and LOCATION:

Request by Ron Lytle for minor subdivision approval of property located along Hampton Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 22, Parcels 14 and 15; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to adjust the side property boundary separating Parcels 14 and 15 of Tax Map 22 for the purpose of constructing two (2) single-family dwellings. Addendum A of this report illustrates the location of the subject site.

The proposed adjustment will subdivide approximately 2.1 feet of frontage, or approximately 175 square feet, from Parcel 15 and add said realty to Parcel 14. Parcel 15 will be approximately 3,640.78 square feet and have approximately 57.24 feet of frontage on Hampton Avenue. Parcel 14 will be approximately 3,501.87 square feet and have approximately 42.1 feet of frontage on Hampton Avenue. Both parcels will exceed the minimum lot area standard of 3,500 and minimum lot frontage standard of 35 feet in the R-1A District. It should also be noted that Parcel 14 is currently considered a pre-existing, nonconforming lot and that the proposed parcel boundary adjustment will bring the parcel into conformity with the minimum lot size standard.

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

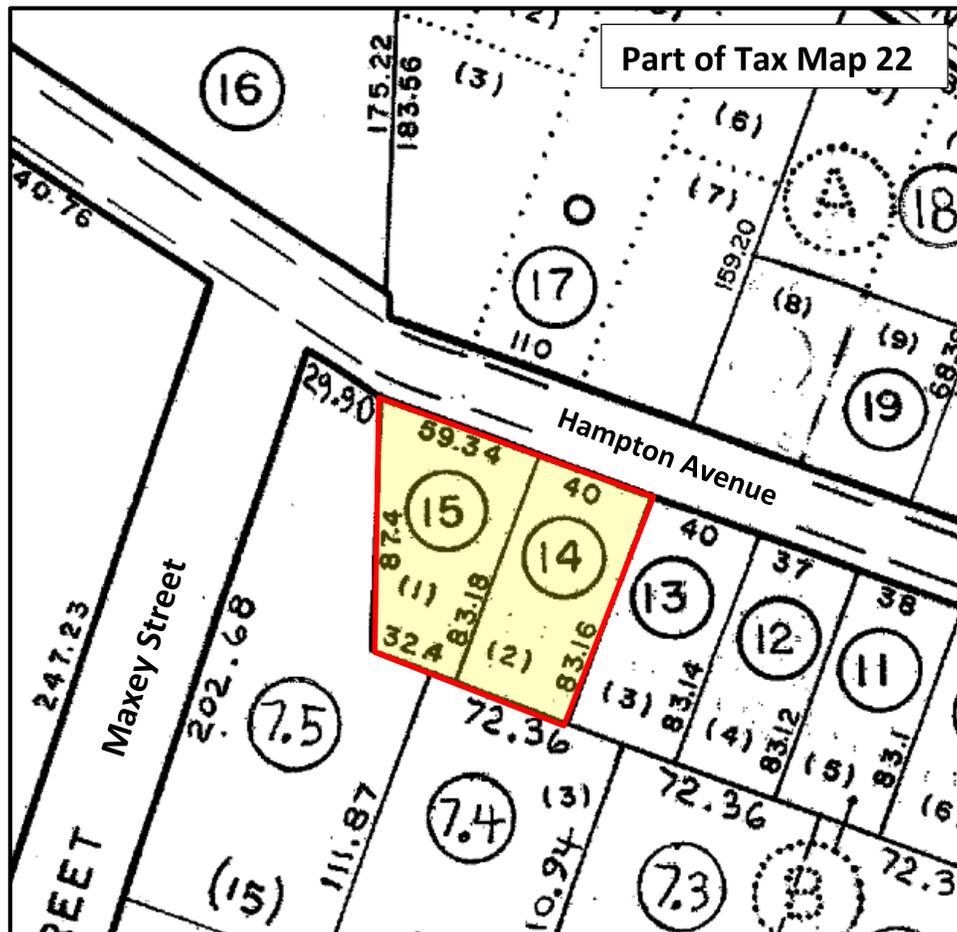
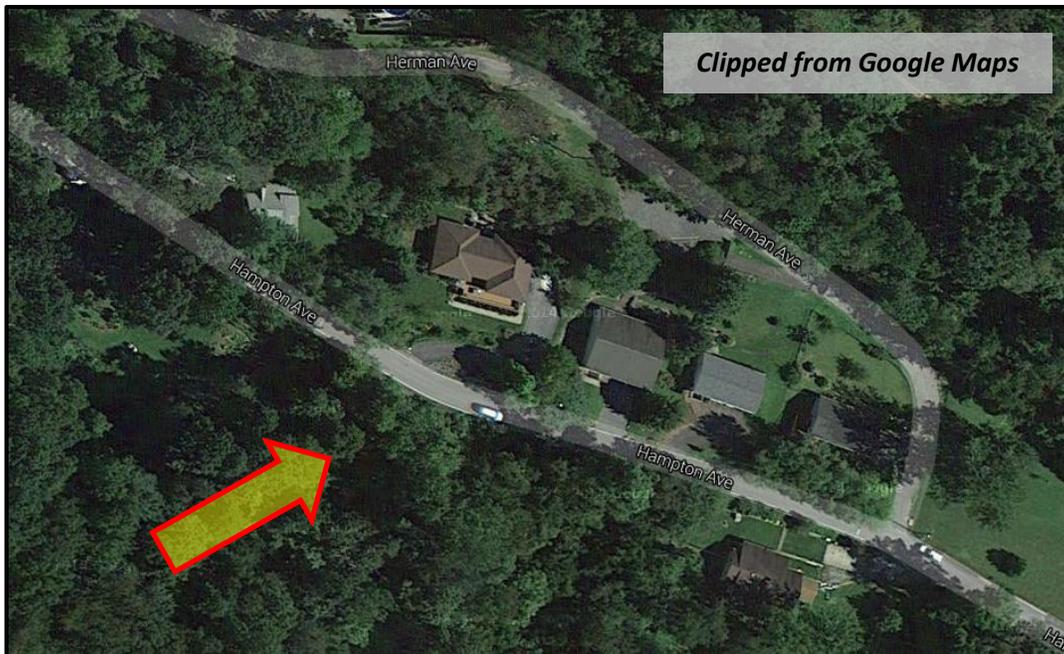
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS15-09 / Lytle / Hampton Avenue







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS15-09
RECEIVED: 27 APR 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)

PAID
APR 29 2015
PAID

I. APPLICANT			
Name:	Ron + Jennifer Lytle	Phone:	304 291 3578
Mailing Address:	102 Bierer Lane	Mobile:	304 692 6390
	<small>Street</small>		
	Morgantown WV 26508	Email:	rllytle@lytleconstructioncorp.com
<small>City</small>	<small>State</small>	<small>Zip</small>	
II. AGENT / CONTACT INFORMATION			
Name:	Ron Lytle	Phone:	304 291 3578
Mailing Address:	102 Bierer Lane	Mobile:	304 692 6390
	<small>Street</small>		
	Morgantown WV 26508	Email:	rllytle@lytleconstructioncorp.com
<small>City</small>	<small>State</small>	<small>Zip</small>	
Mailings –	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Ron + Jennifer Lytle	Phone:	304 291 3578
Mailing Address:	102 Bierer Lane	Mobile:	304 692 6390
	<small>Street</small>		
	Morgantown WV 26508	Email:	NA
<small>City</small>	<small>State</small>	<small>Zip</small>	
IV. SITE			
Street Address (if assigned):	1164 Hampton Ave	Tax Map #(s):	22 conf
Zoning:	RIA Hampton	Parcel #(s):	14 & 15 conf
Square Footage of Parcel(s):	3815.45 ft.²	3327.2 ft.²	ft.²
Subdivision Description:	Two single family homes built on a combined 7142.65 sq ft		
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?	Depth of front setback		



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-09
RECEIVED:	29 APR 15
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.

Ron Lytle

Ronald G Lytle

4/29/2015

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

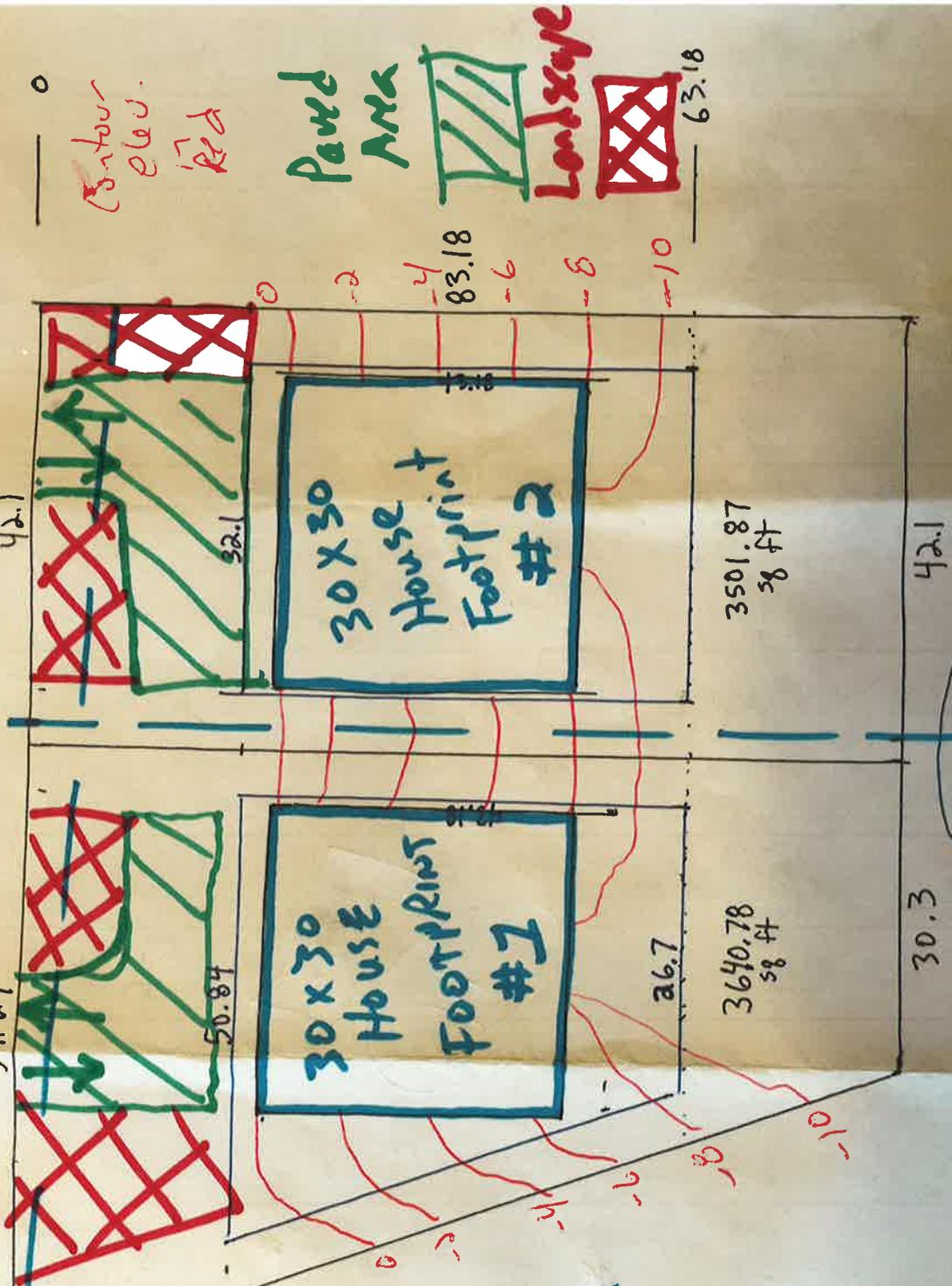
Minor Subdivision Application Fee - \$35 VISA

MVS15-09

To Milegrove

Hampton Ave

To Dorst →



Contour elev. Red

Pard Area

Landscape

63.18

location of actual encroached city street.

might require additional setback of House #2

32.4 40 Current lot line

- If moved only variance needed is frontage setback of greater than 20'