



MORGANTOWN PLANNING COMMISSION

September 10, 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: MNS15-13 / White / 1431 Mayfield Avenue

REQUEST and LOCATION:

Request by Kathy White for minor subdivision approval of property located at 1431 Mayfield Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 31, Parcels 74 and 77; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 74 and 77 of Tax Map 31 into one (1) parcel so that a new detached accessory garage structure can be constructed on Parcel 74. Addendum A of this report illustrates the location of the subject site.

The area of the combined parcels will be approximately 7,475 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 Mayfield Avenue will be approximately 130 feet, which will exceed the minimum lot frontage standard of 30 feet in the R-1A District.

It should also be noted that the proposed subdivision will eliminate the following two (2) nonconformities of the subject realty:

1. The area of Parcel 74 is approximately 2,300 square feet, which is less than the minimum lot area in the R-1A District.
2. Parcel 74 contains an existing detached structure that is accessory to the principal building on Parcel 77.

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

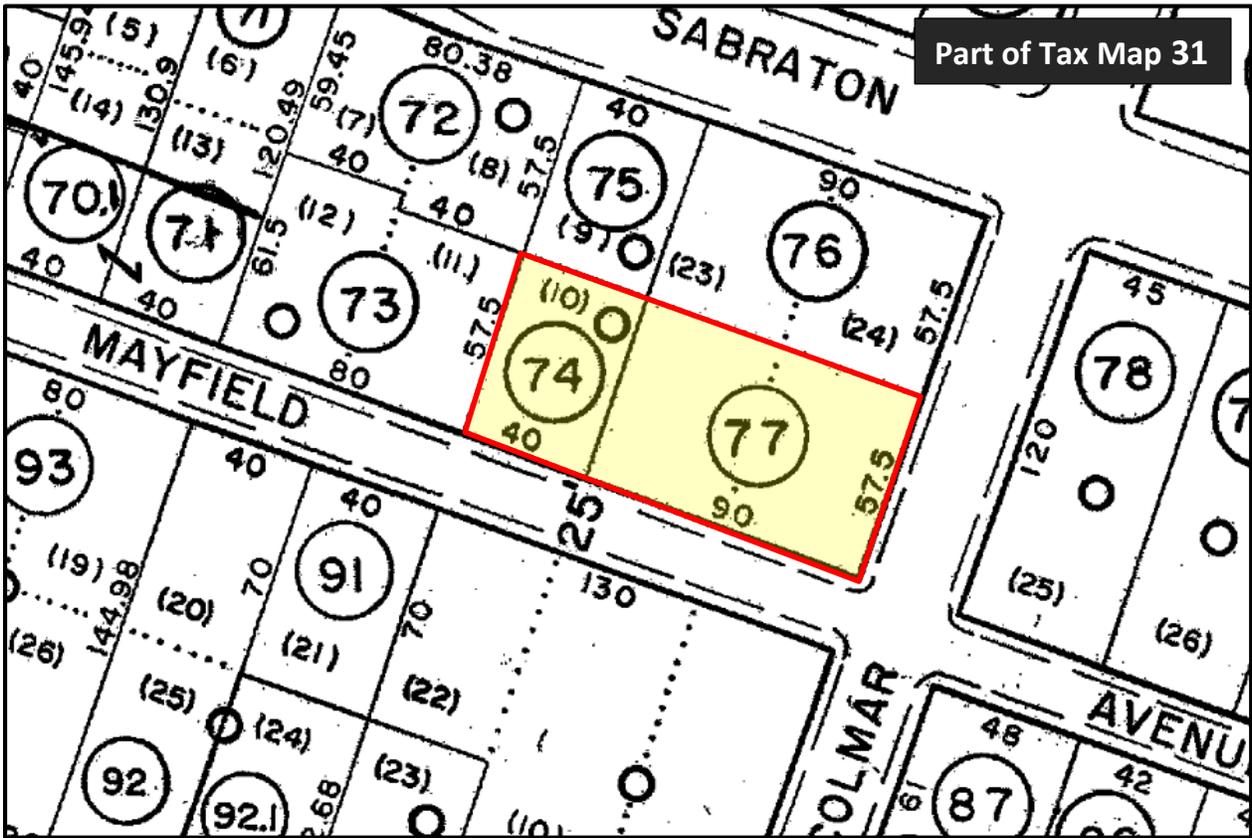
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS15-13 / White / 1431 Mayfield Avenue







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MUS15-13
RECEIVED:	8/3/15
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)

I. APPLICANT			
Name:	Kathy White	Phone:	
Mailing Address:	1431 Mayfield Avenue	Mobile:	304-288-8713
	Morgantown WV	Email:	fabfourjack@yahoo
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	SAME AS ABOVE	Phone:	
Mailing Address:		Mobile:	
		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:	SAME AS ABOVE	Phone:	
Mailing Address:		Mobile:	
		Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	1431 Mayfield Ave	Tax Map #(s):	31
Zoning:	R01A	Parcel #(s):	0074 & 77
Square Footage of Parcel(s):	74 = 2,300 40 ft. ² 77 = 5,175 57.5 ft. ²		
Subdivision Description:	Combining Parcels # 0074 & 0077 (map # 31)		
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?			

PAID PAID AUG 03 2015 BY: _____



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MWS/15-13
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.

KATHY WHITE Type/Print Name of Applicant/Agent
Kathy White Signature of Applicant/Agent
08/03/15 Date

Minor Subdivision Application Fee - \$35