



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 Kawecki, City Council

STAFF REPORT

CASE NO: MNS15-15 / Phillips / 1041 Curtis Avenue

REQUEST and LOCATION:

Request by David Phillips for minor subdivision approval of property located at 1041 Curtis Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 41, Parcels 365 and 366; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 365 and 366 of Tax Map 41 into one (1) parcel. The proposed subdivision will permit the petitioner to construct an addition to the principal structure located on Parcel 366 that would otherwise encroach onto Parcel 365. Addendum A of this report illustrates the location of the subject site.

The area of the combined parcels will be approximately 5,100 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 Curtis Avenue will be approximately 60 feet, which will exceed the minimum lot frontage of 30 feet in the R-1A District.

It should be noted the proposed subdivision will eliminate two (2) nonconforming parcels that are less in area than the minimum R-1A District 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 conditions set forth above.

Enclosure: Application and accompanying exhibits

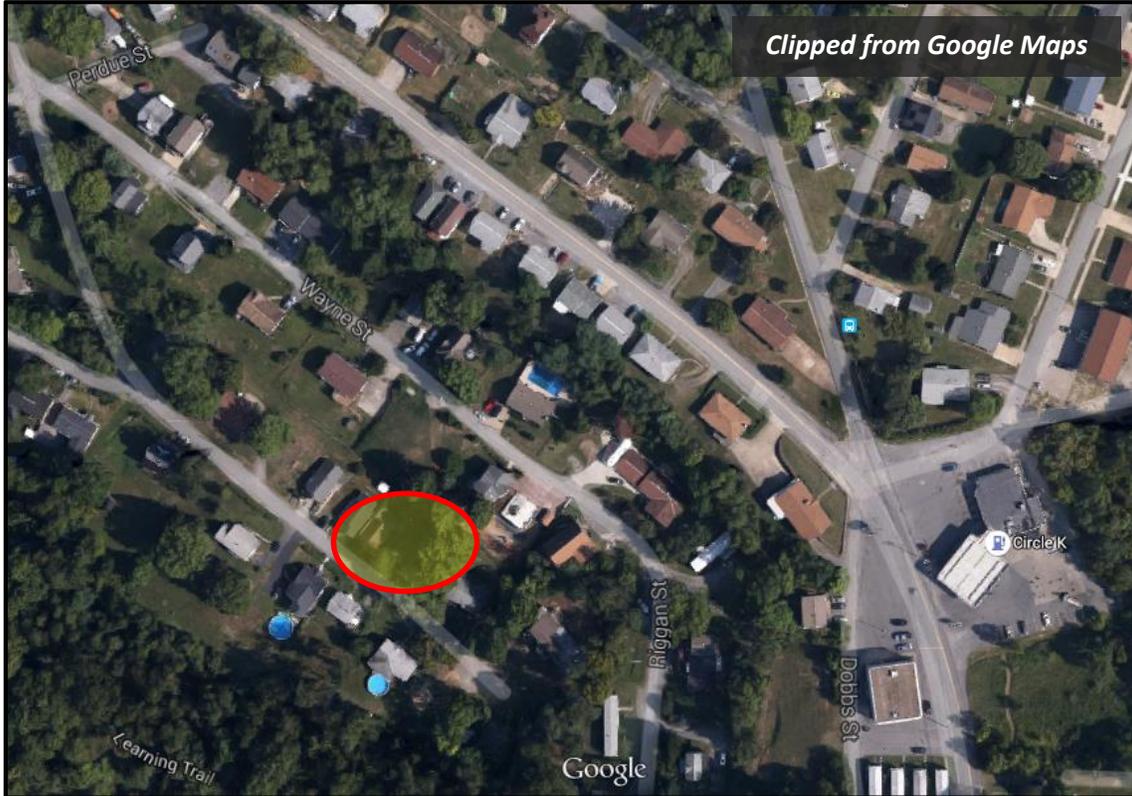
Development Services

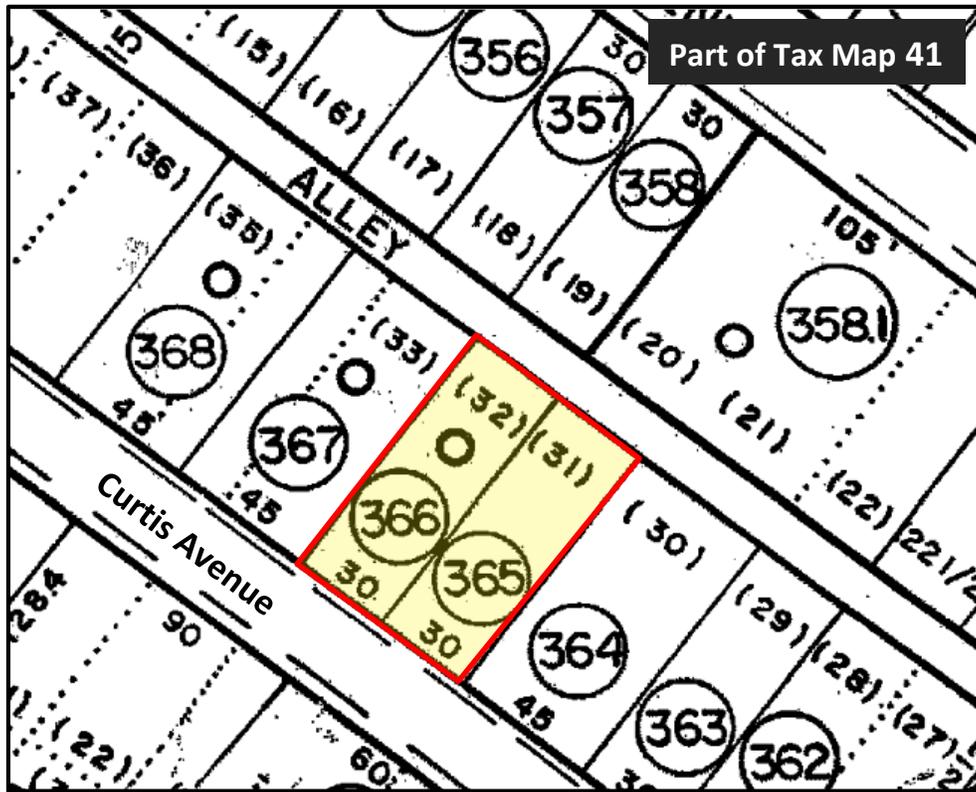
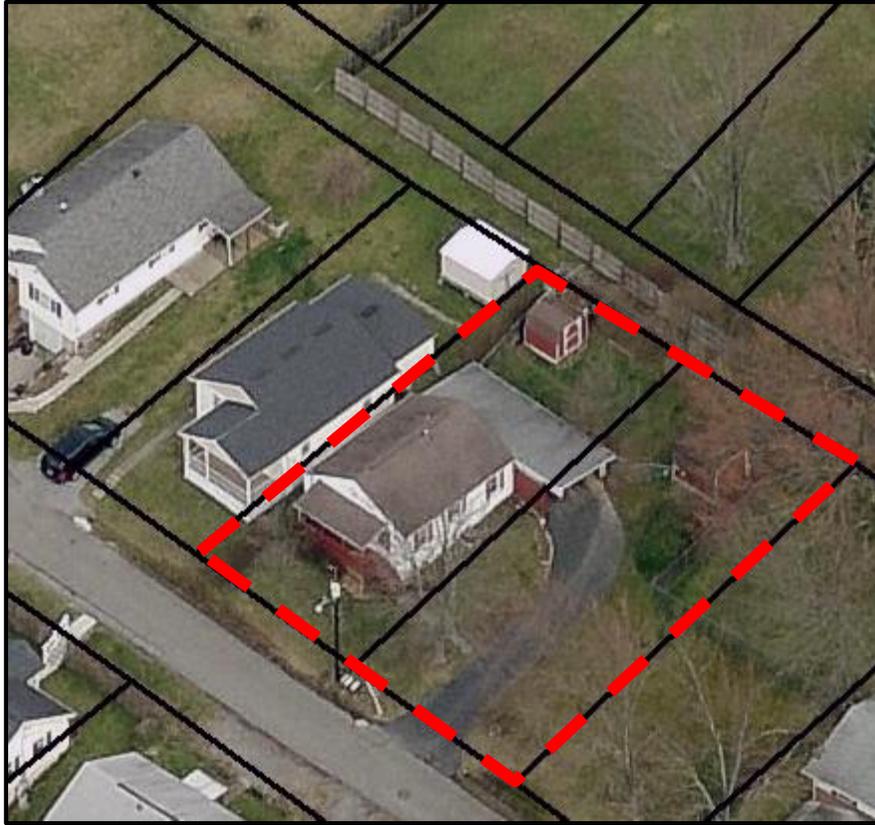
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS15-15 / Phillips / 1041 Curtis Avenue







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-15
RECEIVED:	8/24/15
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:	David A Phillips	Phone:	304-376-2988
Mailing Address:	1041 Curtis Ave	Mobile:	304-376-2988
	Street Morgantown WV 26501-7028	Email:	dphillips@clearmountainbank.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Brooke J Phillips	Phone:	304-290-6122
Mailing Address:	1041 Curtis Ave	Mobile:	304-290-6122
	Street Morgantown WV 26501-7028	Email:	N/A
	City State Zip		
Mailings –	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Brooke J & David A Phillips	Phone:	304-376-2988
Mailing Address:	1041 Curtis Ave	Mobile:	304-376-2988
	Street Morgantown WV 26501-7028	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	1041 Curtis Ave	Tax Map #(s):	41
Zoning:	R-1A	Parcel #(s):	366 / 365
Square Footage of Parcel(s):	30 x 85 (2550) ft. ²	30 x 85 (2550) ft. ²	ft. ²
Subdivision Description:	Hayes Addition		
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?	Make Parcels 366 and 365 one parcel <i>combined area approx. 5,100 sq. ft</i>		



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MN815415
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.

David A Phillips Type/Print Name of Applicant/Agent
[Signature] Signature of Applicant/Agent
9/24/15 Date

Minor Subdivision Application Fee - \$35 CASH