



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: MNS15-16 / Stottlemyer / Eugenia Avenue

REQUEST and LOCATION:

Request by Crystal Stottlemyer and Tony Santos, on behalf of Gerald Musick, for minor subdivision approval of property located on Eugenia Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 44, Parcels 150, 151, and 152; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcel 150 with 60 feet of frontage of Parcel 151 and add the remaining 20 feet of Parcel 151 frontage to Parcel 152. The purpose of the proposed subdivision is to create a development site for a new single-family dwelling and to convey realty that will address a utility service line. Addendum A of this report identifies the location of the subject site and illustrates the proposed subdivision.

The following describes the proposed subdivision as labeled in Addendum A.

- Subdivision "A" combines the entire area of Parcel 150 with 60 feet of width from Parcel 151. The proposed dimensions will be 100 feet wide (frontage) by 110 feet deep with an area of approximately 11,000 square feet.
- Subdivision "B" combines the remaining 20 feet of width from Parcel 151 with Parcel 152. The increased dimensions of Parcel 152 will be 140 feet wide (frontage) by 110 feet deep with an area of approximately 15,400 square feet.

The respective areas of the resultant parcels will exceed the minimum R-1A District lot area standard of 3,500 square feet and minimum R-1A District lot frontage of 30 feet along Eugenia Avenue.

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

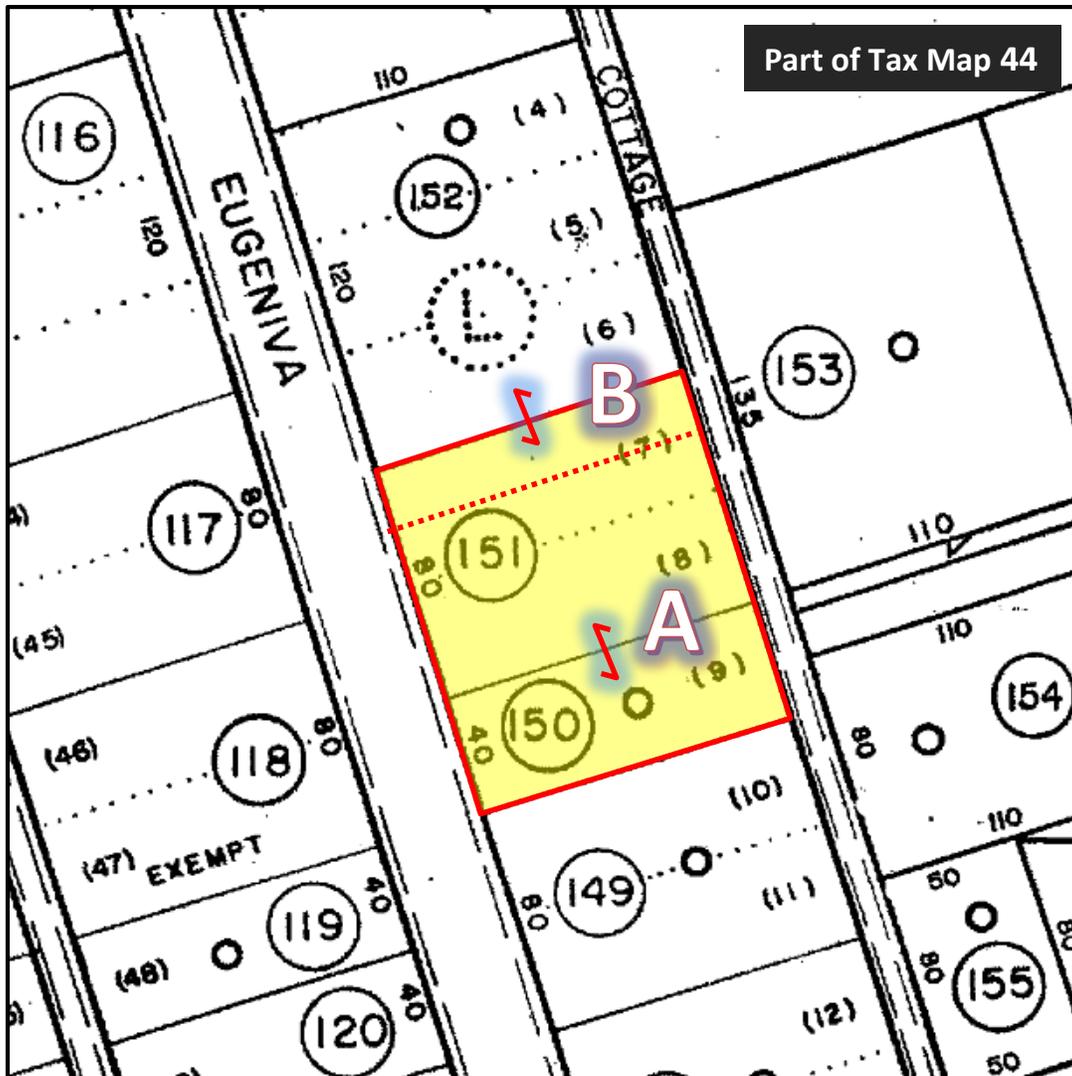
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS15-16 / Stottlemyer / Eugenia Avenue







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-16
RECEIVED:	8/25/15
COMPLETE:	

35.00
CHS#

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
BY
AUG 25 2015
PAID
OFF.

I. APPLICANT			
Name:	Crystal Stottlemeyer + Tony Santos	Phone:	N/A
Mailing Address:	186 Bluegrass Vlg.	Mobile:	240-522-2095
	Morgantown WV 26501	Email:	Stottlemeyer-C@hotmail.com
	City State Zip	JAMES STOTTEMEYER 240-522-2078	
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:	Street	Mobile:	
	City State Zip	Email:	
	Mailings - Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Gerald W. Musick	Phone:	304-212-2295
Mailing Address:	151 Lincova Ave.	(sister) Mobile:	304-241-4447
	Morgantown WV 26505	Email:	musick@comcast.net
	City State Zip		
IV. SITE			
Street Address (if assigned):	Eugeniva Ave	Tax Map #(s):	44
Zoning:	R-1A	Parcel #(s):	150, 151, 152 Conf.
Square Footage of Parcel(s):	ft. ²	ft. ²	ft. ²
Subdivision Description:	Combining two parcels into one for purpose of constructing modular home.		
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?	and adding 20' of frontage from Parcel 151 to parcel 152. Conf.		



City of Morgantown, West Virginia

APPLICATION FOR
MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-16
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.

Crystal Stottlemeyer

Crystal Stottlemeyer

8/14/2015

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

- **Minor Subdivision Application Fee – \$35**

Stacy Hollar

From: James <jameslee63@hotmail.com>
Sent: Thursday, August 27, 2015 7:47 PM
To: Stacy Hollar
Subject: Subdivision for Crystal Stottlemeyer

Stacy,

Please represent our application for a minor subdivision petition at the planning commission hearing.

#MNS1560

Thank You,

Mr. Stottlemeyer