



MORGANTOWN PLANNING COMMISSION

February 11, 2016
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: MNS16-02 / Gallon / Demain Avenue

REQUEST and LOCATION:

Request by Sheila Gallon for minor subdivision approval of property located at the intersection of Demain Avenue and Kingwood Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 36, Part of Parcel 134 and Parcels 135, 136; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

Sheila Gallon seeks to reorient Parcels 135 and 136, and part-of parcel 134 of Tax Map 36, into three new parcels with newly created frontage on Damien Avenue.

The zoning classification of Parcels 135 and 136 and part-of parcel 134 is R1-A, Single Family Residential District. The sites each include one, two-family house, each with on-site parking.



Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

The applicant is seeking the subdivision to reconfigure a parcel that currently fronts Kingwood Street into two adjoining parcels that front Demain Avenue. Of the two new parcels, the westerly Parcel, the combination of Parcel 136 and part of parcel 134, are anticipated to exceed the R-1A District minimum lot area standard of 3,500 ft² and minimum lot frontage standard of 30 feet. The newly created parcel will be approximately 3,100 ft² +/-, based on currently proposed parcel alignments, with additional square



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footage possible from the easterly portion of Parcel 34. The larger parcel, the combination of Parcel 135 and part of parcel 134, will exceed the district minimum lot area and lot frontage standards, with a newly created square footage of approximately 3,700 ft² +/-, based on currently proposed and allowable lot configurations.

Addendum A of this report illustrates the location of the subject realty.

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 applicant will subdivide the selected Parcels creating new Parcels that are in conformance with the R-1A, Single Family Residential District's minimum lot size threshold of 3,500 square feet.
3. 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

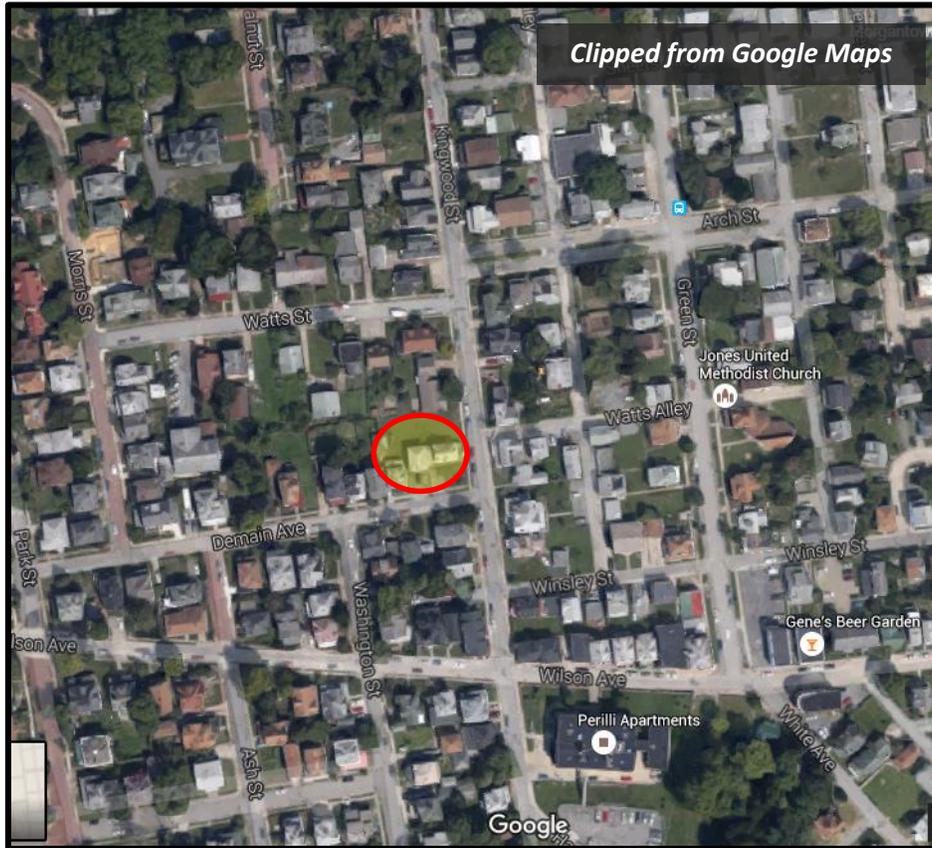
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STAFF REPORT ADDENDUM A
MNS16-02 / Gallon / Demain Avenue



STAFF REPORT ADDENDUM A
MNS16-02 / Gallon / Demain Avenue





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS 1602
RECEIVED:	
COMPLETE:	

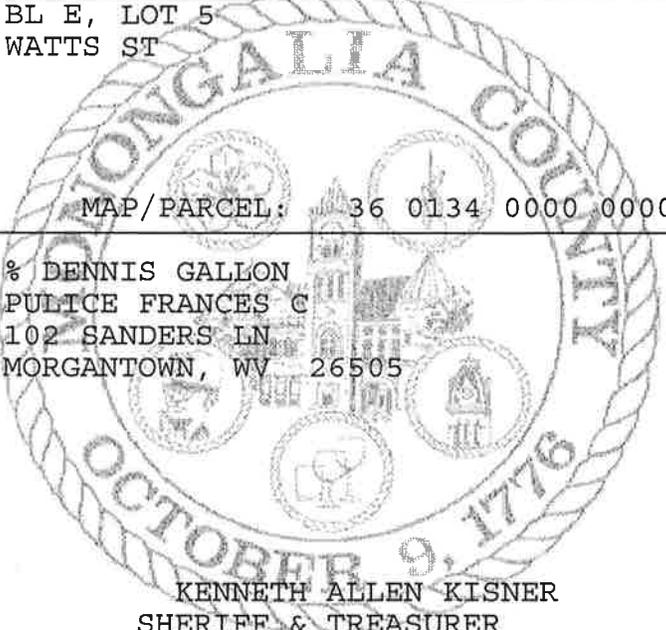
enter
Gallon
1601

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:	Sheila Pulice Gallon, Executrix	Phone:	304-598-3522
Mailing Address:	Estate of Frances C. Pulice	Mobile:	304-685-7373
	Street 102 Sanders Lane	Email:	spgallon@gmail.com
	City Morgantown	State WV	Zip 26505
II. AGENT / CONTACT INFORMATION			
Name:	SAME AS ABOVE	Phone:	
Mailing Address:	Street	Mobile:	
	City	State	Zip
	Mailings - Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Frances C. Pulice, Estate	Phone:	304-598-3522
Mailing Address:	Sheila Pulice Gallon, Executrix	Mobile:	304-685-7373
	Street 102 Sanders Lane	Email:	spgallon@gmail.com
	Morgantown	State WV	Zip 26505
IV. SITE			
Street Address (if assigned):	Watts St (P)	Tax Map #(s):	36
Zoning:	R-1A Demain Ave	Parcel #(s):	134
Square Footage of Parcel(s):	CURRENT LOT 2484 ft. ²	SUB-DIVIDED LOT(S) 1125 ft. ²	SUB-DIVIDED LOT(S) 1359 ft. ²
Subdivision Description:	We want to subdivide B.L.E, LOT 5 into 2 smaller parcels: (1) 30 x 37.5; (2) 30 x 45.3. Our purpose is to sell the 30 x 37.5 piece with e Demain Avenue property it abutts.		
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?			

TAX RECEIPT

DESCRIPTION	COUNTY			TAX YEAR	TICKET NO.
 BL E, LOT 5 WATTS ST MAP/PARCEL: 36 0134 0000 0000 % DENNIS GALLON PULICE FRANCES C 102 SANDERS LN MORGANTOWN, WV 26505 KENNETH ALLEN KISNER SHERIFF & TREASURER	MONONGALIA			2014	39142
	DISTRICT				ACCOUNT NO.
	10-SECOND WARD				00036692
	RATE	CLASS	ASSESSMENT	ASSESSMENT LESS EXEMPTION	TAX DUE (1/2 YEAR)
	2.428400	4	6900	6900	83.78
TOTAL				83.78	
LESS 2 1/2% DISCOUNT				.00	
PLUS 9% INTEREST PER ANNUM				1.89	
ADVERTISING AND RECEIPT FEES				20.00	
AMOUNT COLLECTED				105.67	
PAYMENT FOR					DEPUTY
SECOND HALF PAYMENT REAL PROPERTY			PAID: 06/22/2015	NEB	

PLEASE EXAMINE YOUR RECEIPT CAREFULLY AND BE SURE IT COVERS ALL REAL ESTATE OR PERSONAL PROPERTY

THANK YOU

ASSESSMENT: This receipt is for taxes assessed on the property that you owned on July 1 of the preceding year. Taxes on property that you own this July 1 will be billed next year. If you believe there is any discrepancy in the assessed value or classification of your property, you should contact the Monongalia County Assessor's Office.

DISCOUNT: Taxpayers receive 2.5 percent discount on the first half installment if paid on or before September 1. This discount is also applied to the second half installment if paid on or before the following March 1.

DELINQUENCIES: The first half installment becomes delinquent if not paid before October 1. The second half installment becomes delinquent if not paid before the following April 1. Taxes remaining unpaid on April 30 will be subject to publication. If publication occurs, additional fees will be charged. Delinquent real estate taxes are subject to the Sheriff's Tax Lien Sale if not redeemed by Friday before the date of the sale with cash, cashier's check or money order.

INTEREST: If taxes are not paid on or before the date on which they become delinquent, including both first and second installments, interest at the rate of 9 percent per annum shall be added from the date they become delinquent until paid.

PLEASE CHECK YOUR RECEIPT CAREFULLY: It is the responsibility of the taxpayer to see that the taxes on all your property, both real and personal, are paid. If any should be missed, and later become delinquent, it is not the fault of this office.

SHERIFF AND TREASURER OF MONONGALIA COUNTY

243 High Street, Room 26

Morgantown, WV 26505

304-291-7244

Hours: Monday 9-7 Tuesday-Friday 9-5 online tax information: www.wvpropertytaxes.com

Please do not remit dog tax payments to the Sheriff. Dog taxes must be paid to the Assessor.

