



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: MNS16-03 / Konchesky / 708 Madigan Avenue

REQUEST and LOCATION:

Request by Michael Konchesky for minor subdivision approval of property located at 708 Madigan Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 39, Parcels 35 and 36; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

Michael Konchesky seeks to reorient Parcels 35 and 36 of Tax Map 39, into two new parcels with new dimensions.

The zoning classification of Parcels 35 and 36 is R1-A, Single Family Residential District. The site includes a single-family house on Parcel 35 and the structure's on-site parking located on Parcel 36, both of which are oriented to Madigan Avenue.

The applicant is seeking the subdivision to reconfigure the parcels to create a new building lot for a single-family home. The newly created parcel will be the half of the rear portion of existing Parcels 35 and 36, consolidated, with the remaining portions of the original Parcels also be consolidated together. The two newly created Parcels will exceed the R-1A District minimum lot area standard of 3,500 ft² and minimum lot frontage standard of 30 feet, each. Each Parcel will be approximately 8,000 ft² +/- with 80 feet pf roadway frontage.

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

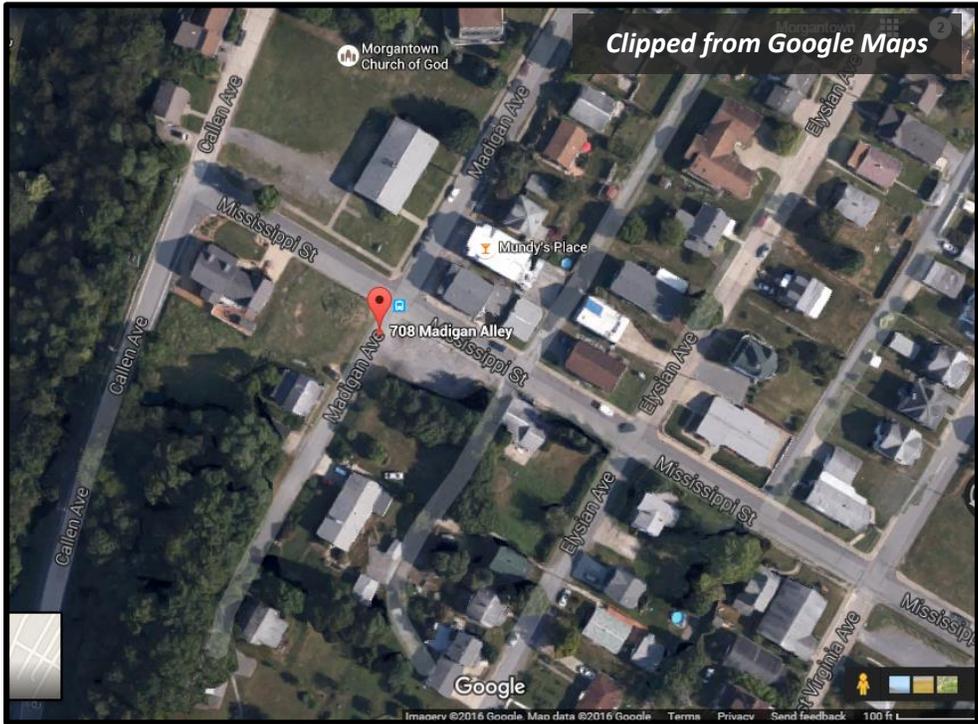
Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS16-03 / Konchesky / 708 Madigan Avenue





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS16-03
RECEIVED:	
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)

CK 179 \$ 35.00

I. APPLICANT			
Name:	Michael or Donna Konchesky	Phone:	(304) 292-5396
Mailing Address:	michael-konchesky@frontier.com	Mobile:	
	Street 708 Madigan Avenue	Email:	
	City Morgantown, WV	State WV	Zip 26501
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:	Street	Mobile:	
	City	State	Zip
	Mailings – Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	708 Madigan Avenue	Phone:	
Mailing Address:	Street	Mobile:	
	City	State	Zip
	IV. SITE		
Street Address (if assigned):		Tax Map #(s):	39
Zoning:	R-1A	Parcel #(s):	35, 36
Square Footage of Parcel(s):	ft. ²	ft. ²	ft. ²
Subdivision Description:			
Are there any Variances from the Subdivision Regulations anticipated: <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, to what extent is a variance necessary?			



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO.
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.

Michael Konchesky

Michael Konchesky

1-11-2016

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

- Minor Subdivision Application Fee - \$35

John Whitmore (304) 284-7431

~~\$30~~ Fee
\$35

