



MORGANTOWN PLANNING COMMISSION

March 10, 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

William Kawecki, City Council

VACANT, Admin.

STAFF REPORT

CASE NO: MNS16-04 / Strader / 633 Madison Avenue

REQUEST and LOCATION:

Request by Bonnie Strader for minor subdivision approval of property located at 633 Madison Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 40, Parcels 318 and 318.2; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 318 and 318.2 of Tax Map 40 so that a new garage addition can be constructed onto the principal structure. Addendum A of this report illustrates the location of the subject site.

It should also be noted the proposed subdivision would eliminate the nonconformity of Parcel 318.2. Specifically, Parcel 318.2 is approximately 1,749 square feet, which is less than the minimum lot area standard of 3,500 square feet in the R-1A District. The combined area of the two (2) parcels will be approximately 7,226 square feet (GIS calculation of 2015 tax map spatial data).

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 and that the final plat is recorded at the Monongalia County Courthouse within thirty (30) days of receiving the executed plat; or,
2. That, in accordance with Article 1363.02(B)(3), the petitioner place the following covenant notation on the recorded deed for Parcel 318.2 and submit a certification of its recording to the Planning Division:

"For planning and zoning purposes, the lot described herein shall be considered as part and parcel of the adjacent lot owned by Huston Matthew Strader and Jessica D. Strader pursuant to a deed recorded at Deed Record 1523; pages 65, 66, and 67, in the Office of the Clerk of the County Commission of Monongalia County. The real estate described herein shall not be considered to be a separate parcel of real estate for land use, development, conveyance or transfer of ownership, without having first obtained the expressed approval of the Morgantown City Planning Commission. This restriction shall be a covenant running with the land."

Development Services

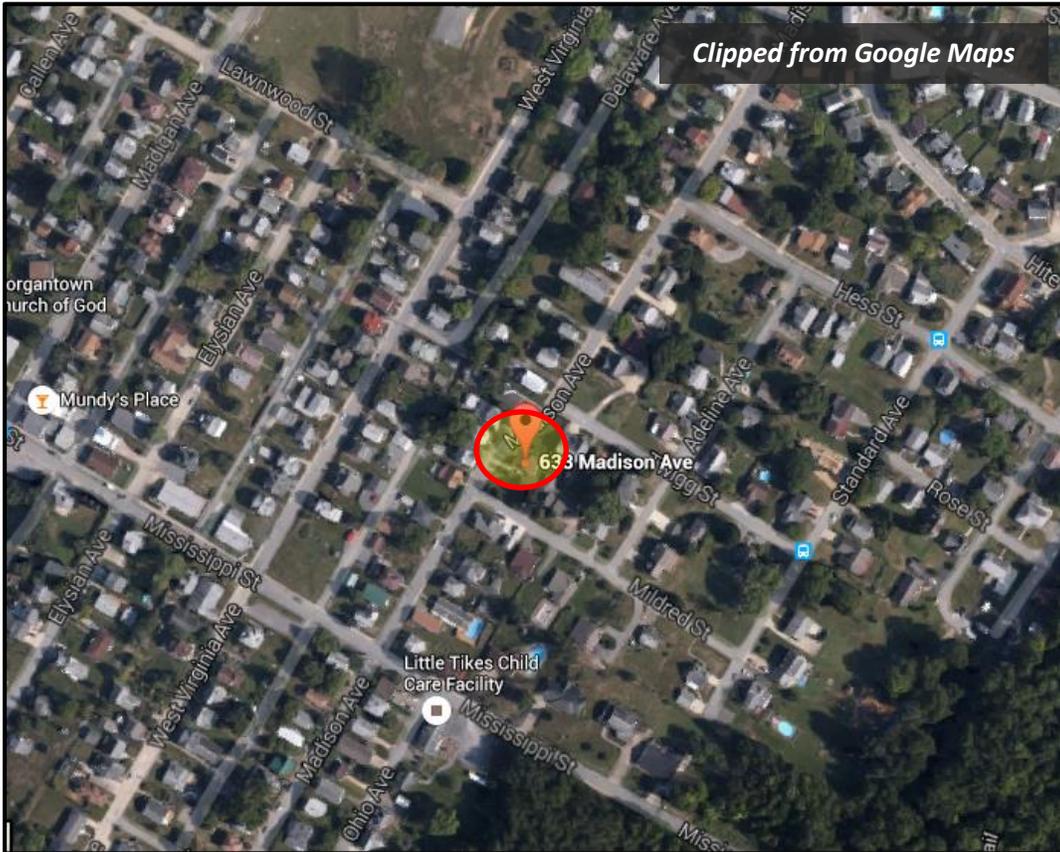
Christopher Fletcher, AICP
Director

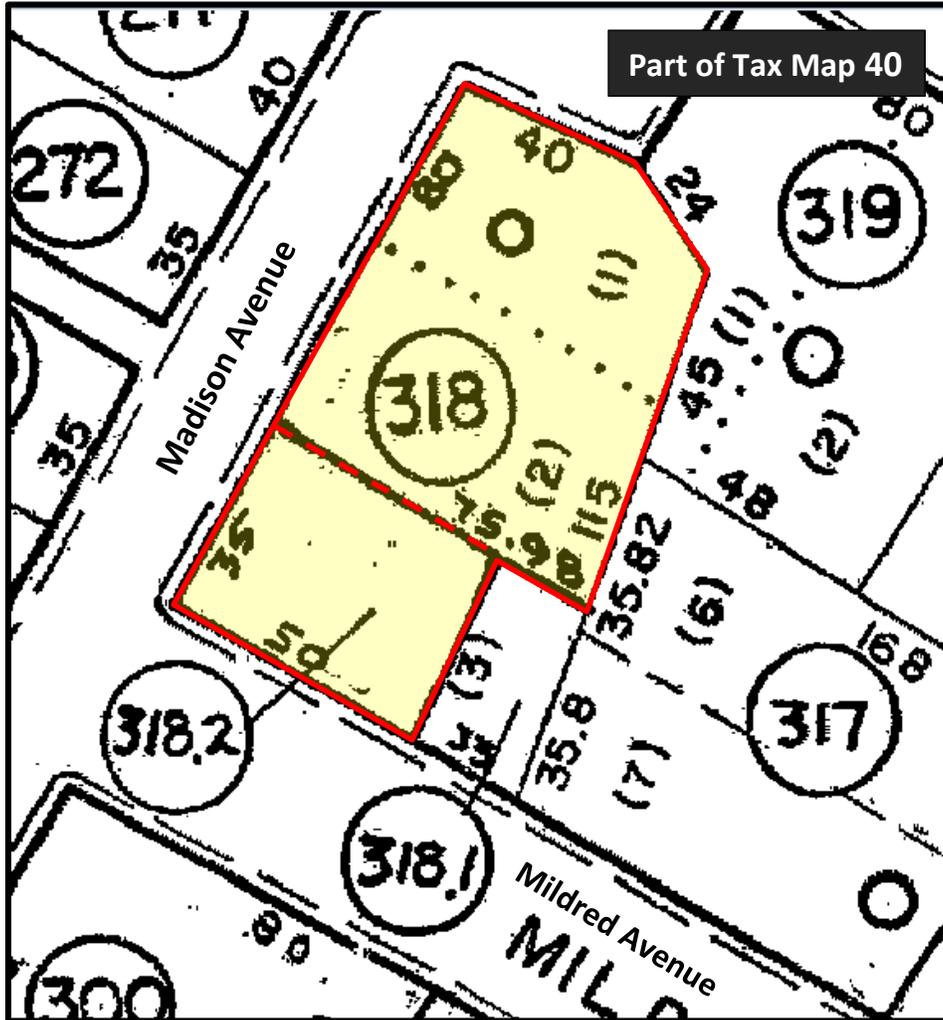
Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosure: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS16-04 / Strader / 633 Madison Avenue







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

\$ 35.00 MC

OFFICE USE	
CASE NO.	MNS16-04
RECEIVED:	
COMPLETE:	2/24/16

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)

Paul Steve Strader 2905231

I. APPLICANT			
Name:	Bonnie Strader	Phone:	304 282 8211
Mailing Address:	633 Madison Ave	Mobile:	
	Morgantown WV 26505	Email:	
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Steve Strader	Phone:	290 5231
Mailing Address:		Mobile:	
	Morgantown WV 26505	Email:	
	City State Zip		
Mailings -	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Bonnie Strader	Phone:	
Mailing Address:	633 Madison Ave	Mobile:	282 8211
	Morgantown WV 26505	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	633 Madison	Tax Map #(s):	40
Zoning:	RIA	Parcel #(s):	318 318.2
Square Footage of Parcel(s):	6790	TOTAL COMBINED ft. ²	
Subdivision Description:	Build 24x30 ATTACH. GAR. w/ CONCRETE DRIVEWAY TO ST. INCLUDE 6x30' LIV. RM EXTENSION.		
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?	Proposed: 5' setback on REAR RT side of GAR.		

PAID FEB 24 2016



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS116-04
RECEIVED:	24 FEB 16
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.

<u>Steve Straden</u>	<u>St Straden</u>	<u>706 27/16</u>
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

- Minor Subdivision Application Fee – \$35