



# MORGANTOWN PLANNING COMMISSION

June 9, 2016  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Blosser, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Charles McEwuen, Admin.

William Kawecki, City Council

## **STAFF REPORT**

**CASE NO:** MNS16-06 / Palmer / 271 Webster Avenue

**REQUEST and LOCATION:**

Request by Vince Palmer for minor subdivision approval of property located at 271 Webster Avenue.

**TAX MAP NUMBER (s) and ZONING DESCRIPTION:**

Tax Map 41, Parcels 161, 162.1 and 162.2; R-1A, Single-Family Residential District

**SURROUNDING ZONING:**

R-1A, Single-Family Residential

**BACKGROUND and ANALYSIS:**

The petitioner seeks to combine Parcels 161, 162.1 and 162.2 of Tax Map 41 into one (1) parcel so that a new detached accessory garage structure can be constructed. Addendum A of this report illustrates the location of the subject site.

The area of the combined parcels will be approximately 21,741 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 Webster Avenue will be approximately 214 feet, which will exceed the minimum lot frontage standard of 30 feet in the R-1A District.

**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 deeds for Parcels 161, 162.2, and 162.2 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 Vince Palmer III and Teresa L. Palmer pursuant to a deed recorded at Deed Record 1089; pages 491, 492, 493, and 494; and a deed recorded at Deed Record [deed book for Parcel 162.2 to be determined]; pages [deed pages for Parcel 162.2 to be determined], 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

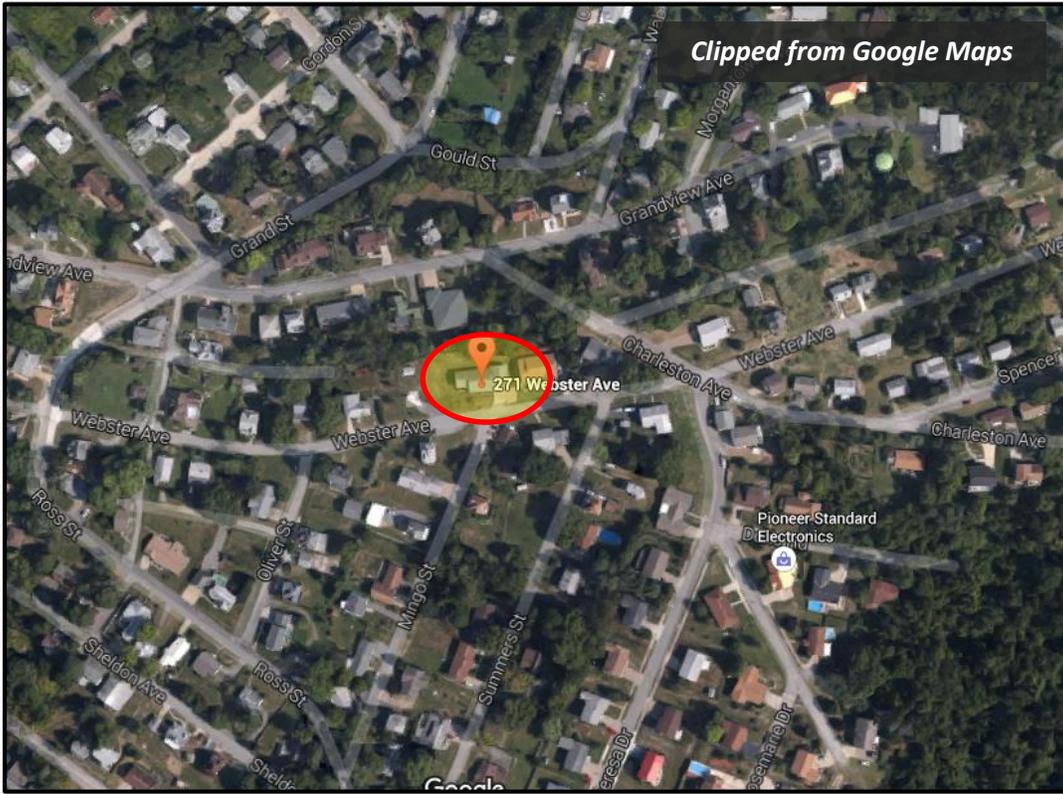
John Whitmore, AICP  
Planner III

**Planning Division**

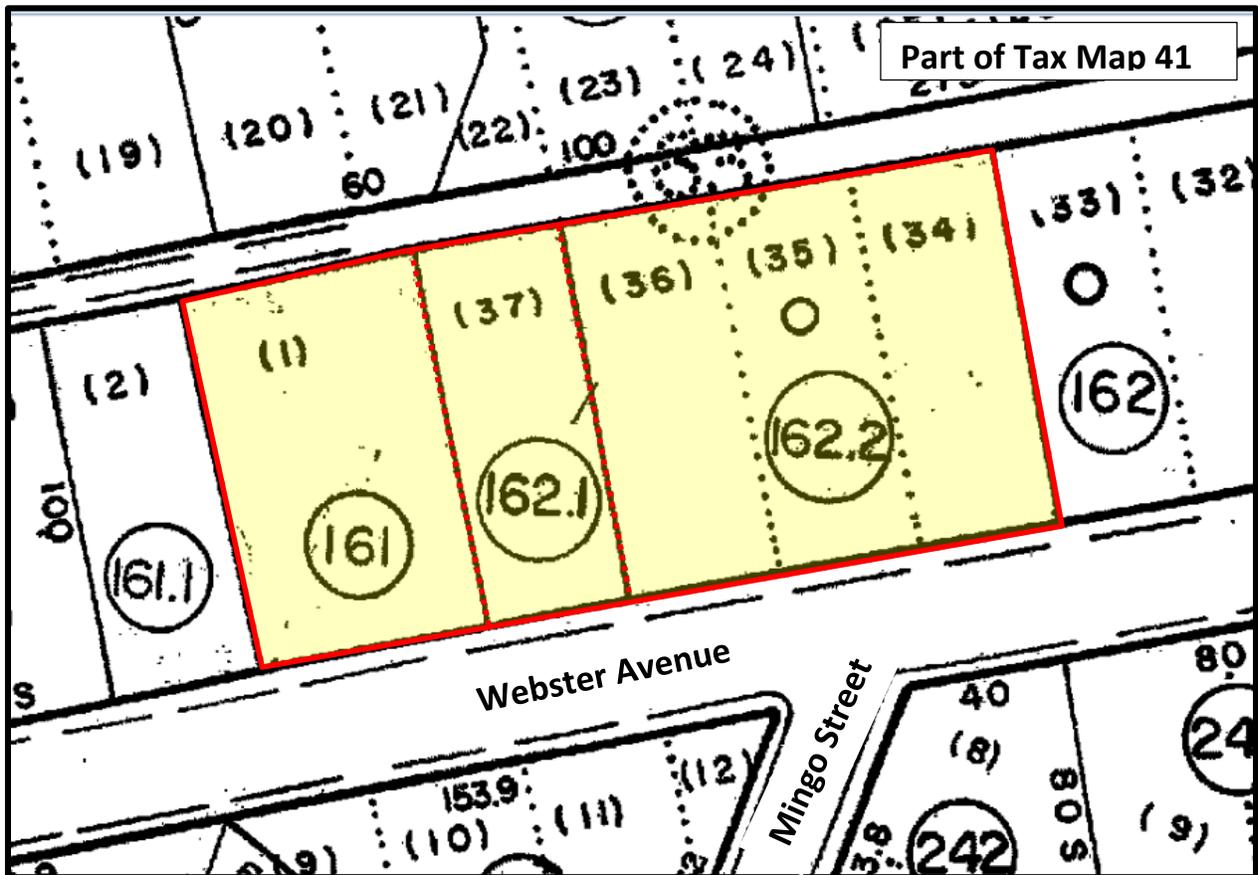
389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

Enclosure: Application and accompanying exhibits

**STAFF REPORT ADDENDUM A**  
**MNS16-06 / Palmer / 271 Webster Avenue**



STAFF REPORT ADDENDUM A  
MNS16-06 / Palmer / 271 Webster Avenue





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. <i>MNS16-06</i>
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)

I. APPLICANT

Name:	<i>Vince<sup>III</sup> &amp; Theresa Palmer</i>		Phone:	<i>304-296-1118</i>
Mailing Address:	<i>271 Webster Ave</i>		Mobile:	<i>304-282-2142</i>
	Street	<i>Morgantown</i>	State	<i>WV</i>
	City	<i>26501</i>	Zip	<i>26501</i>
			Email:	<i>vincepalmer3@gmail.com</i>

II. AGENT / CONTACT INFORMATION

Name:		Phone:	
Mailing Address:	Street		
	City	State	Zip
		Email:	

PAID APR 27 2016 BY: [Signature]

Mailings - Send all correspondence to (check one):  Applicant OR  Agent/Contact

III. PROPERTY

Owner:	<i>Vince III + Theresa L. Palmer</i>		Phone:	<i>304-296-1118</i>
Mailing Address:	<i>271 Webster Ave</i>		Mobile:	<i>304-282-2142</i>
	Street	<i>Morgantown</i>	State	<i>WV</i>
	City	<i>26501</i>	Zip	<i>26501</i>
		Email:	<i>vincepalmer3@gmail.com</i>	

IV. SITE

Street Address (if assigned):	<i>271 Webster Ave Morgantown, WV</i>	Tax Map #(s):	<i>4</i>
Zoning:	<i>R1A</i>	Parcel #(s):	<i>161, 162.1, 162.2</i>
Square Footage of Parcel(s):	<i>Parcel 161 4000 ft.<sup>2</sup></i>	<i>Parcel 162.1 4000 ft.<sup>2</sup></i>	<i>Parcel 162.2 12,000 ft.<sup>2</sup></i>
Subdivision Description:	<i>Combine 3 parcels into 1 parcel for building a garage on single parcel.</i>		

Are there any Variances from the Subdivision Regulations anticipated:  Yes  No

If yes, to what extent is a variance necessary?



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS16-06
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.

		04-27-16
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

• Minor Subdivision Application Fee – \$35

VISA