



MORGANTOWN PLANNING COMMISSION

August 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

William Kawecki, City Council

VACANT, City Administration

STAFF REPORT

CASE NO: MNS16-09 / Marano / 1217 Lions Avenue

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Gary and Deborah Marano, for minor subdivision approval of property located at 1217 Lions Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 7, Parcels 24, 25 and 28.1. R-1, Single-Family Residential District

SURROUNDING ZONING:

R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner obtained minor subdivision approval to reconfigure three (3) parcels into two (2) parcels on 11 DEC 2014 under Case No. MNS14-10. The petitioner now seeks to combine those two (2) parcels into one (1) parcel. Addendum A of this report illustrates the location of the subject site.

The proposed parcel will have 118.95 feet of lot frontage, which exceeds the R-1 District minimum lot frontage standard of seventy (70) foot. Additionally, the proposed parcel will have an area of 15,463.5 square feet, which exceeds the R-1 District minimum lot area standard of 7,200 square feet.

STAFF RECOMMENDATION:

Staff recommends the proposed subdivision be approved as requested 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,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure: Application and accompanying exhibits

Development Services

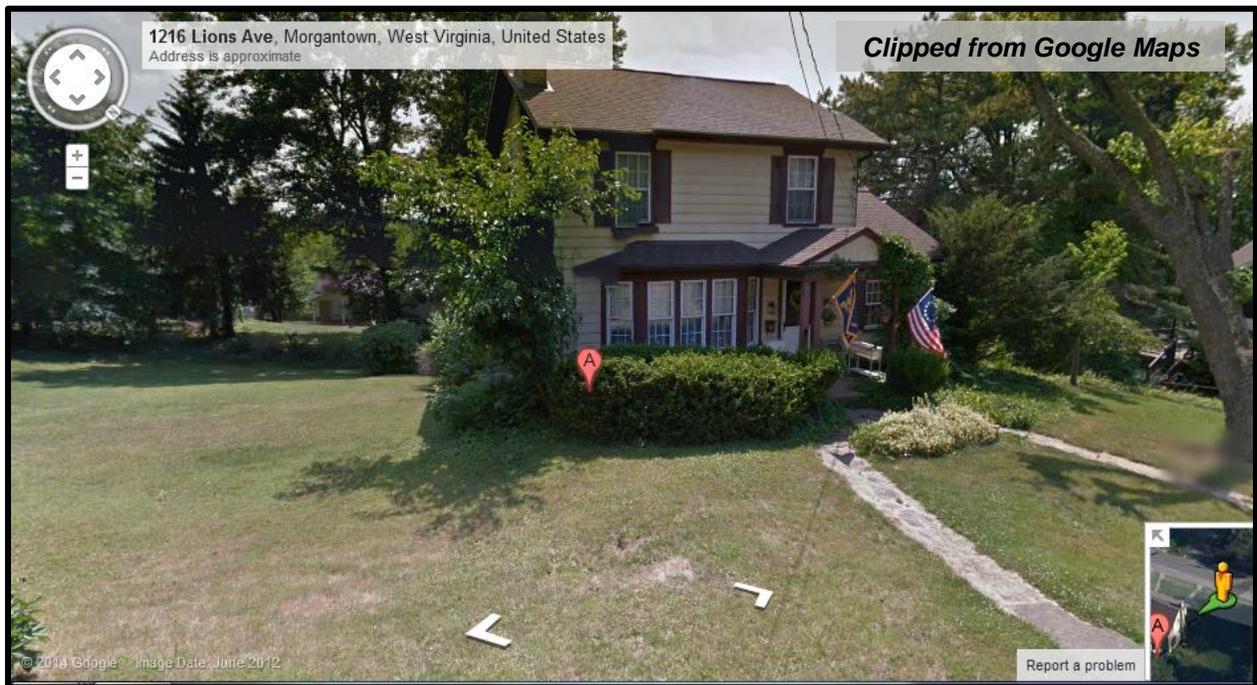
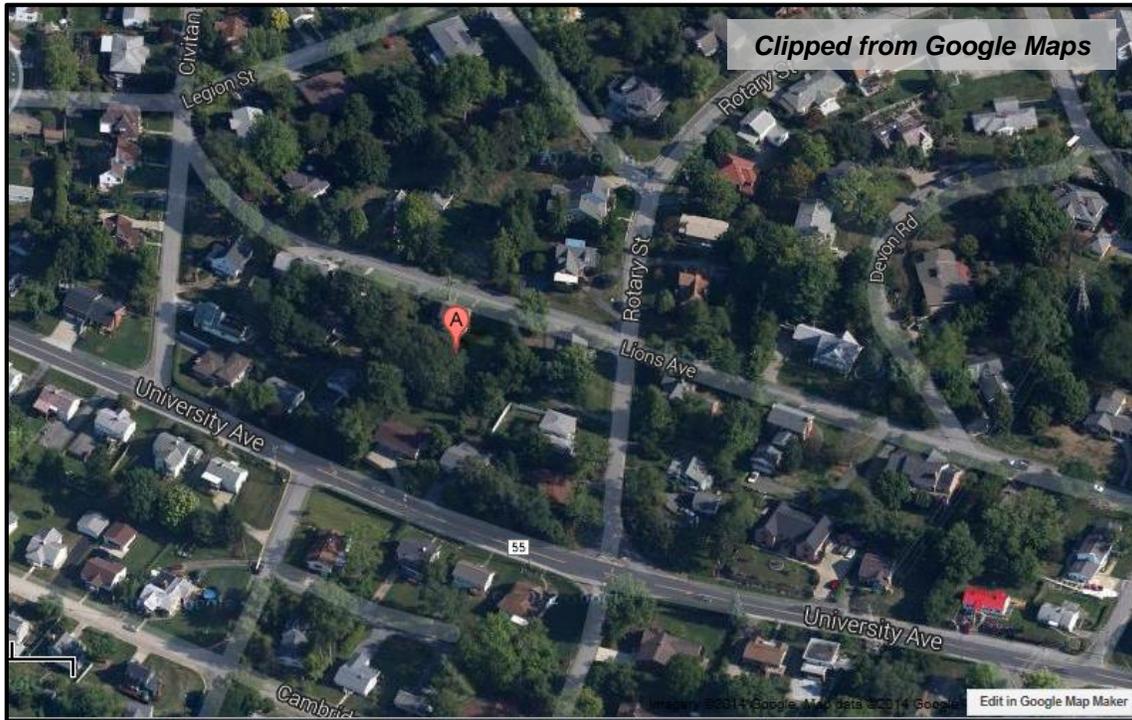
Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS16-09 / Marano / 1217 Lions Avenue





| | |
|------------|----------|
| OFFICE USE | |
| CASE NO. | MNS16-09 |
| RECEIVED: | |
| COMPLETE: | |

APPLICATION FOR MINOR SUBDIVISION

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: | Gary & Deborah Mariano | Phone: | |
| Mailing Address: | 1068 Windsor Avenue | Mobile: | 304-290-9180 |
| | Street | | |
| | Morgantown WV 26505 | City | State |
| II. AGENT / CONTACT INFORMATION | | | |
| Name: | Project Management Services | Phone: | 304-692-7116 |
| Mailing Address: | 1165 Hampton Ave | Mobile: | 304-692-7116 |
| | Street | | |
| | Morgantown WV 26505 | City | State |
| Email: | | lisa.k.nardis@gmail.com | |
| Mailings – Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact | | | |
| III. PROPERTY | | | |
| Owner: | Same as Applicant | Phone: | |
| Mailing Address: | | Mobile: | |
| | Street | | |
| | City | State | Zip |
| IV. SITE | | | |
| Street Address (if assigned): | 1217 Lions Avenue | Tax Map #(s): | 7 |
| Zoning: | R-1 | Parcel #(s): | FormCR 24, 25, 28.1 |
| Square Footage of Parcel(s): | 7,731.75 ft. ² | | ft. ² |
| Subdivision Description: | | | |
| 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? | | NO | |



APPLICATION FOR MINOR SUBDIVISION

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|------------|----------|
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| 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.

Lisa Mardi s _____ *Lisa Mardi s* _____ 7/29/16
 Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

Minor Subdivision Application Fee – \$35