



MORGANTOWN PLANNING COMMISSION

October 13, 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: MNS16-11 / Fairmont-Morgantown Housing Authority / 1041 Louise Ave.

REQUEST and LOCATION:

Request by John Mardis, on behalf of Fairmont Morgantown Housing Authority, for minor subdivision approval of property located at 1041 Louise Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 25, Parcels 194 and 195; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide or reconfigure the two existing parcels. Addendum A of this report illustrates the location of the subject site.

The existing Parcel 194 is approximately 2,400 square feet in area, which is considered a nonconforming parcel due to lot size. Parcel 195 is approximately 10,000 square feet in area but considered to be a nonconforming parcel due to the lack of right-of-way frontage.

The proposed subdivision will create two conforming parcels and create a new buildable lot. *Lot A*, as identified in the survey drawing, will be approximately 6,274.72 square feet +/- and *Lot B* will be approximately 6,111.03 square feet +/- . Each newly created parcel will exceed the minimum lot standard of 3,500 square feet in the R-1A District. Additionally, the frontage of *Lot A* along Louise Avenue will be approximately 51.58 feet and the frontage of *Lot B* will be approximately 51.57 feet, which exceeds 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,
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

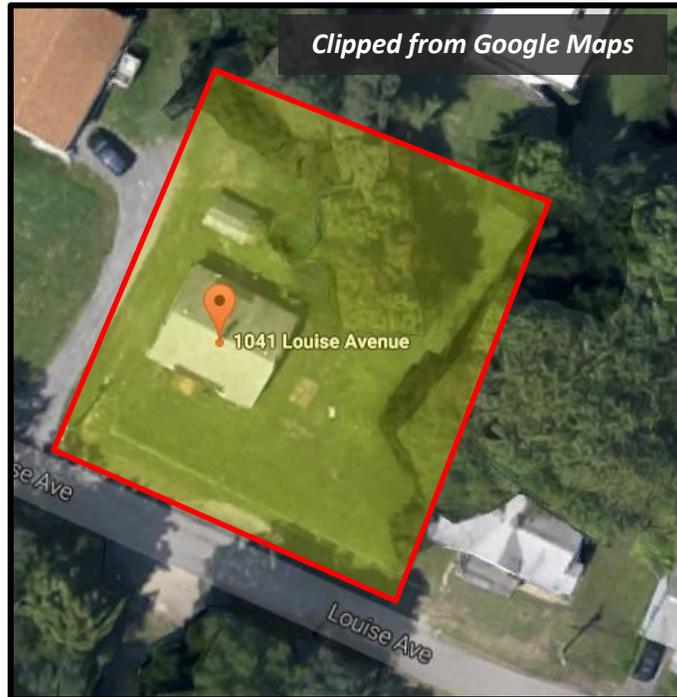
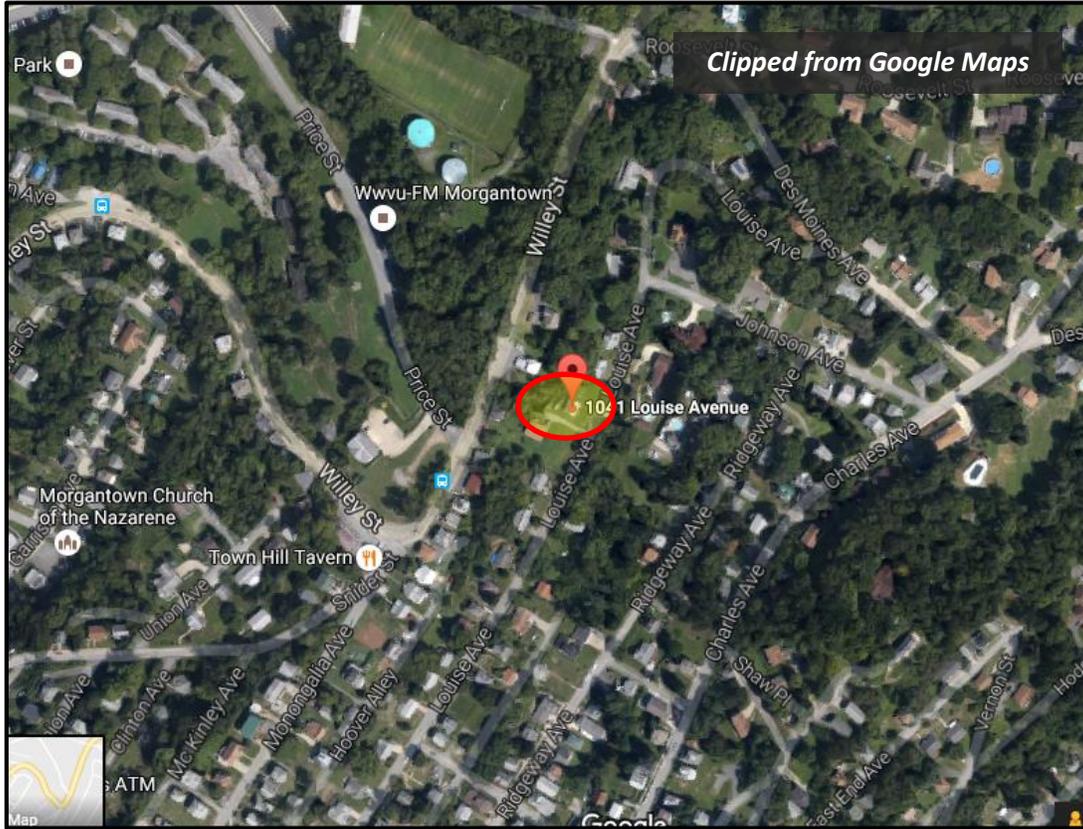
John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

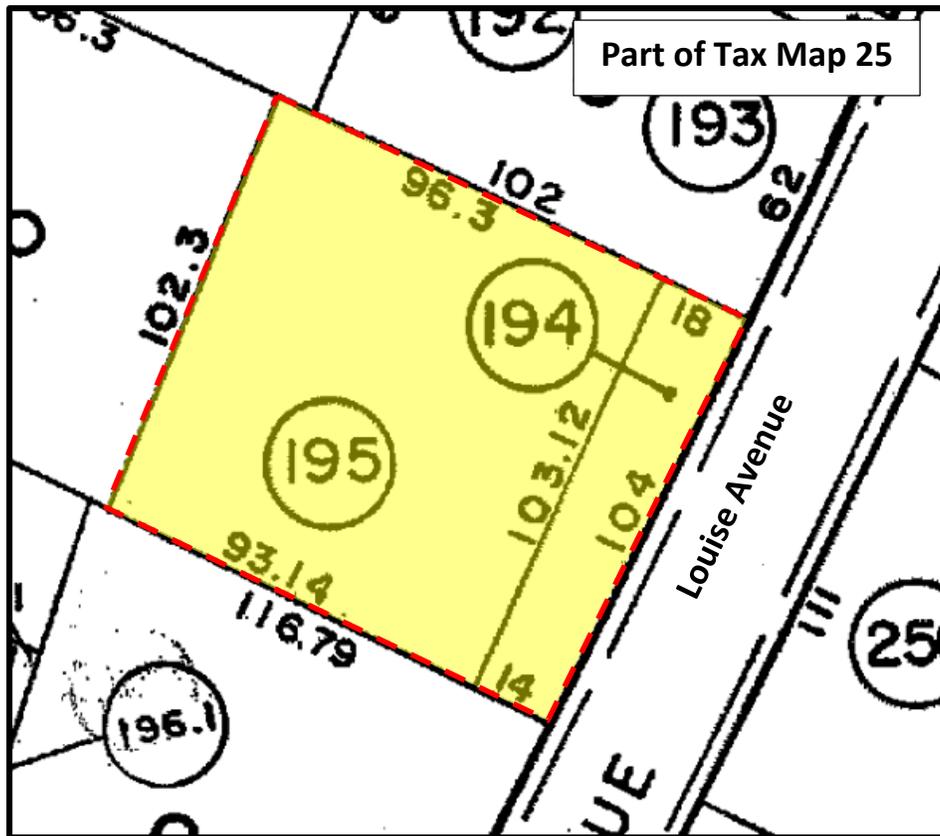
STAFF REPORT ADDENDUM A

MNS16-11 / Fairmont Morgantown Housing Authority / 1041 Louise Avenue



STAFF REPORT ADDENDUM A

MNS16-11 / Fairmont Morgantown Housing Authority / 1041 Louise Avenue





**APPLICATION FOR
MINOR SUBDIVISION**

OFFICE USE	
CASE NO.	MNS16-11
RECEIVED:	26 SEP 16
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)

PAID
BY: **PAID**
SEP 26 2016

I. APPLICANT			
Name:	The Fairmont Morgantown Housing Authority		Phone: 304-363-0860 ext. 109
Mailing Address:	PO Box 2738		Mobile:
	Street	Fairmont WV 26555-2738	Email: ldarden@fmhousing.com
	City	State Zip	
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:	Street		Mobile:
	City State Zip		Email:
	Mailings – Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	The Fairmont Morgantown Housing Authority		Phone: 304-363-0860 ext. 109
Mailing Address:	PO Box 2738		Mobile:
	Street	Fairmont WV 26555-2738	Email: ldarden@fmhousing.com
	City	State Zip	
IV. SITE			
Street Address (if assigned):	1041 Louise Avenue	Tax Map #(s):	25
Zoning:	R1A Single Family Residential District	Parcel #(s):	195
Square Footage of Parcel(s):	6111.03 ft. ²	6274.72 ft. ²	
Subdivision Description:	FMHA is requesting to subdivide 1041 Louise Avenue into two parcels as described in the attached description and map. The existing parcel is approximately 12,385 square feet, we are requesting to subdivide the property to allow for two building lots that will each have over 6,000 square feet of building <i>Space.</i>		
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?			



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS16-11
RECEIVED:	26 SEP 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.

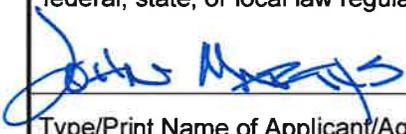
Final Plat submission – Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (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.





Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

• Minor Subdivision Application Fee – \$35 *OK 10064*

MNS16-11



Monongalia, WV



Scale = 1:1103

THIS MAP IS DESIGNED FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED AS A SUBSTITUTE FOR A TRUE TITLE SEARCH, PROPERTY APPRAISAL OR A SURVEY BY A LICENSED SURVEYOR.

McCoy Land Surveying

Harbert, Inc.
 Paul D. Harbert PS
 P. O. Box 9133
 Monongah, WV 26555-9133
 Phone: (304) 534-5562
 Fax (304) 534-5568

LEGAL DESCRIPTION

All of that certain tract or parcel of real estate lying and being in the 5th Ward, City of Morgantown, Monongalia County, West Virginia, more particularly described as follows:

Lot A

Beginning at a 1/2" iron pin found on the western r/w limits of Louise Avenue, corner to Lot A and Max Rentals, LLC, (Deed Book 1220, Page 352); thence with the western r/w limits of Louise Avenue **S 23°44'43" W 51.58** feet to a 5/8" iron pin set, corner to Lots A and B; thence with one line of Lot B **N 64°35'57" W 120.64** feet to a 5/8" iron pin set in line of Kevin Salisbury, (Deed Book 1176, Page 248); thence with one line of Salisbury **N 20°12'50" E 51.33** feet to a 1/2" iron pin found in line of R & L. Properties, LLC, (Deed Book 1285, Page 411), corner to Salisbury; thence with one line of R & L Properties, LLC and then with line of Max Rentals, LLC, (Deed Book 1220, Page 352) **S 64°48'00" E 123.79** feet to the place of beginning, **containing 0.14 acres**, more or less.

Lot B

Beginning at a 5/8" iron pin set on the western r/w limits of Louise Avenue, corner to Steven DeJesus, (Deed Book 1475, Page 648); thence with one line of DeJesus **N 64°23'00" W 117.49** feet to a 1" pipe found, corner to DeJesus and Kevin Salisbury, (Deed Book 1211, Page 502 and Deed Book 1176, Page 248); thence with one line of Salisbury, (Deed Book 1176, Page 248) **N 20°12'50" E 51.32** feet to a 5/8" iron pin set in line of Salisbury, corner to Lots A and B; thence with one line of Lot A **S 64°35'57" E 120.64** feet to a 5/8" iron pin set on the western r/w limits of Louise Avenue, corner to Lots A and B; thence with the western r/w limits of Louise Avenue **S 23°44'43" W 51.57** feet to the place of beginning, **containing 0.14 acres**, more or less.

MNS16-01

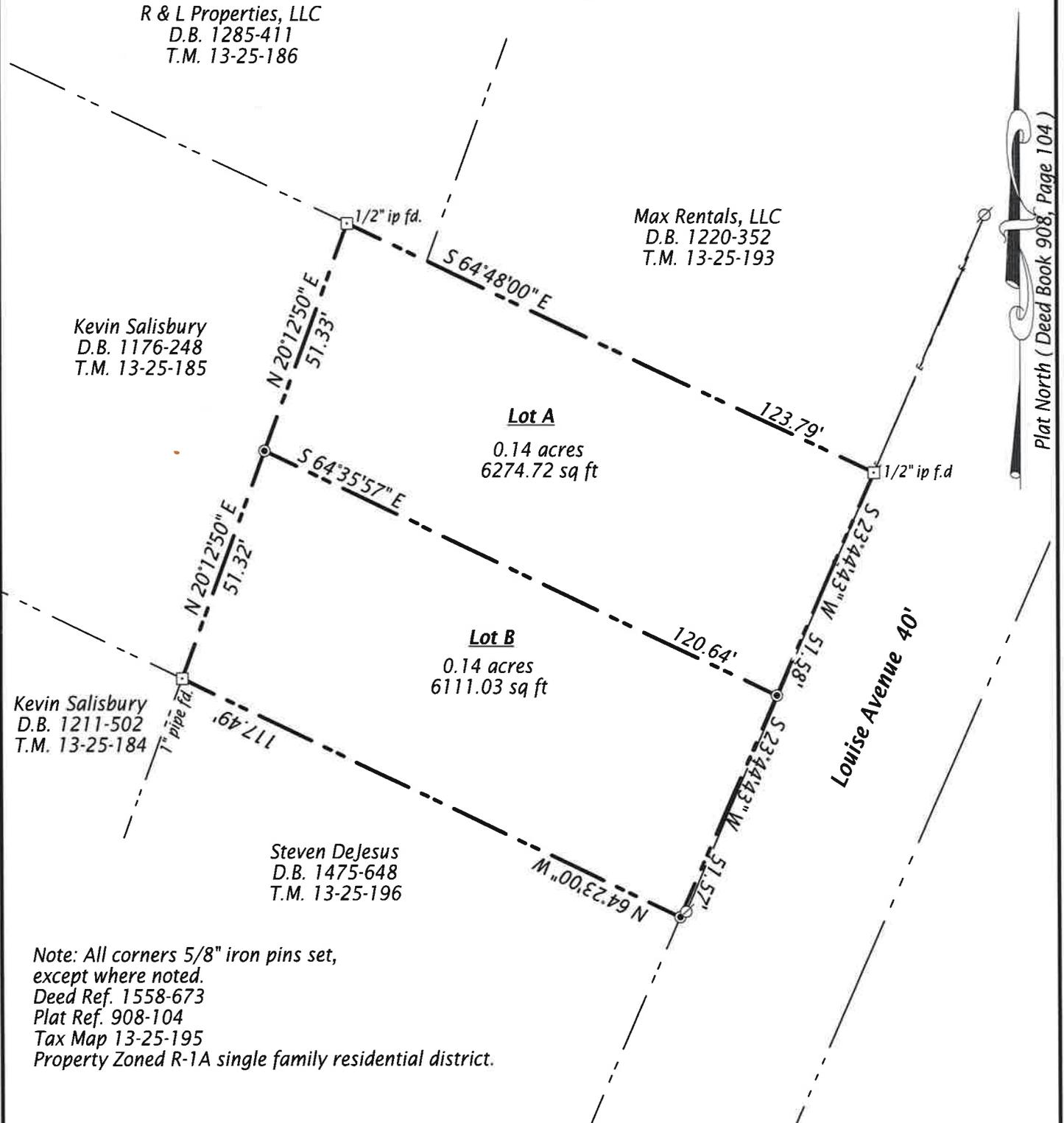
NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL BLUE SIGNATURE. THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED, TO THE OWNER OR BUYER LISTED BELOW. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OR BUYERS.

NOTE: SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL EXCEPTIONS, RIGHTS OF WAY, EASEMENTS OR RESTRICTIONS.

THIS SUBDIVISION HAS BEEN APPROVED BY THE MORGANTOWN PLANNING COMMISSION OR ASCERTAINED TO MEET THE MORGANTOWN SUBDIVISION REGULATIONS ON _____, 2016 AND IS READY FOR RECORDING BY THE MONONGALIA COUNTY CLERK OF THE COURT

AUTHORIZED AGENT _____

TITLE _____



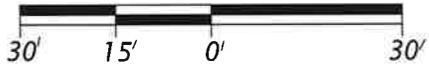
Plat North (Deed Book 908, Page 104.)

Note: All corners 5/8" iron pins set, except where noted.
Deed Ref. 1558-673
Plat Ref. 908-104
Tax Map 13-25-195
Property Zoned R-1A single family residential district.

Plat of Property
Located at 1041 Louise Avenue
Subdivided For

The Fairmont Morgantown Housing Authority

5th Ward City of Morgantown
Monongalia Co. West Virginia
Scale 1"=30' September 2016



Paul D. Harbert PS No. 862
 Paul D. Harbert, PS
 McCoy Land Surveying
 Monongah, WV (304) 534-5562



October 5, 2016

www.mub.org

Lisa L. Darden
Sales and Development Coordinator
Augusta Development Corporation/Fairmont Morgantown Housing Authority
PO Box 1229
Fairmont, WV 26555-1229

**Re: Water/Sewer/Storm Service Availability
1041 Louise Avenue**

Dear Ms. Darden:

This will confirm that water, sanitary sewer and sanitary storm service is available to the above referenced property but may require estimates for as-cost services per applicable PSC Rules and Regulations. Note that we are unable to certify whether the depth/elevation and/or size of the existing MUB facilities are adequate to serve the proposed structure. We will evaluate such adequacy upon receipt of additional details describing the design of the proposed structure along with a property plat showing the proposed structure to be served.

In addition to the above costs and in accordance with our PSC-approved rate schedule, tap fees will be charged for each domestic service connection requested. The tap fee for water service is \$700.00 (3/4-inch or less); \$1,000.00 (1-inch); \$1,500.00 (1 1/2-inch); \$2,000.00 (2-inch) per meter setting. All water services larger than 2-inch are installed on an as-cost basis. The tap fee for sewer service is \$700.00 per structure. The PSC requires that we install the utility service line to the property line of the premises being served for the cost of these tap fees and further requires that a single and separate customer service line be provided for each structure being served.

A Stormwater Permit Application will be required for your project along with a review and approval of your Storm Water Management Plan by MUB. **Note that this would be required prior to construction and/or development of the site.** Note also that a structural stormwater management control facility would be required as a part of any Stormwater Management Plan.

In order to help us serve you better, please bring this letter with you when applying for new service, along with any additional property information available.

If you have any questions regarding this matter, please call me at (304) 292-8443. Thank you in advance for your kind cooperation.

Sincerely,

MORGANTOWN UTILITY BOARD


Cory T Jones
Staff Engineer