



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: MNS16-12 / Fairmont Morgantown Housing Authority / 1033 Louise Ave.

REQUEST and LOCATION:

Request by John Mardis, on behalf of Fairmont Morgantown Housing Authority, for minor subdivision approval of property located at 1033 Louise Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 25, Parcels 196 and 196.1; 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 196.1 is approximately 185 square feet in area and lacks public right-of-way frontage and is therefore considered nonconforming parcel. Parcel 196 is approximately 13,700 square feet in area.

The proposed subdivision will create two (2) conforming parcels and create a new buildable lot. *Lot C*, as identified in the survey drawing, will be approximately 7,982.62 square feet +/- and *Lot D*, will be approximately 5391.47 square feet +/-, both of which will exceed the minimum lot standard of 3,500 square feet in the R-1A District. The frontage of *Lot C* along Louise Avenue will be approximately 30 feet, and the frontage of *Lot D* will be approximately 85.83 feet, both of which will meet or 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,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosures: Application and accompanying exhibits

Development Services

Christopher Fletcher, AICP
Director

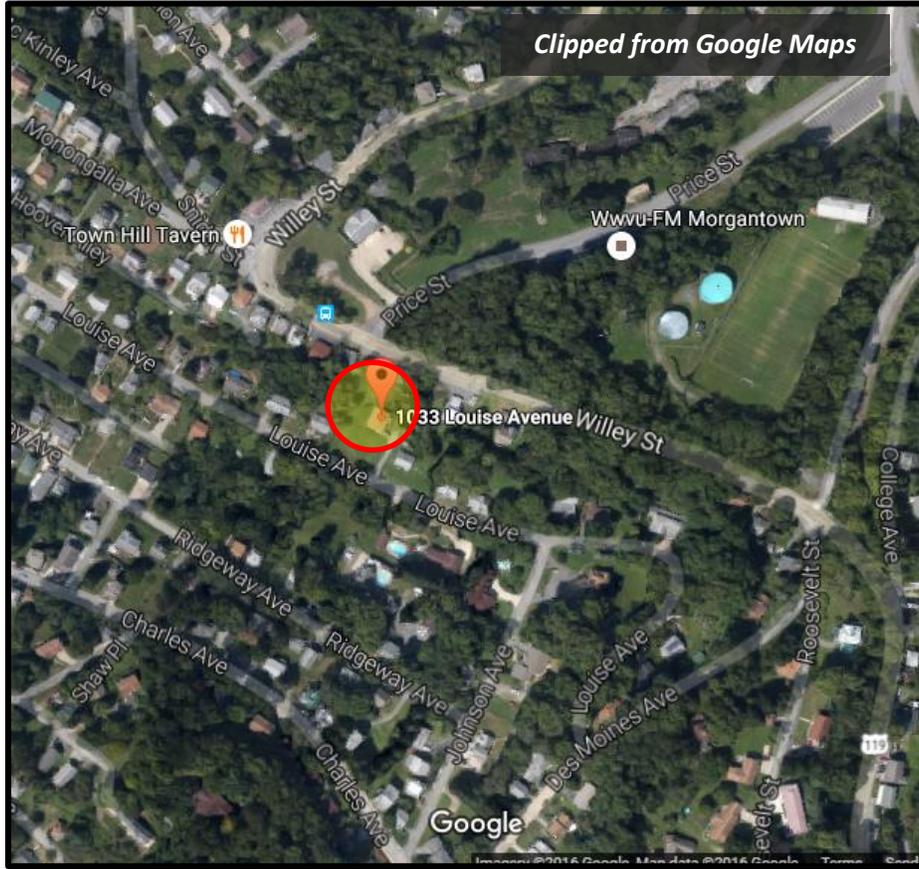
John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

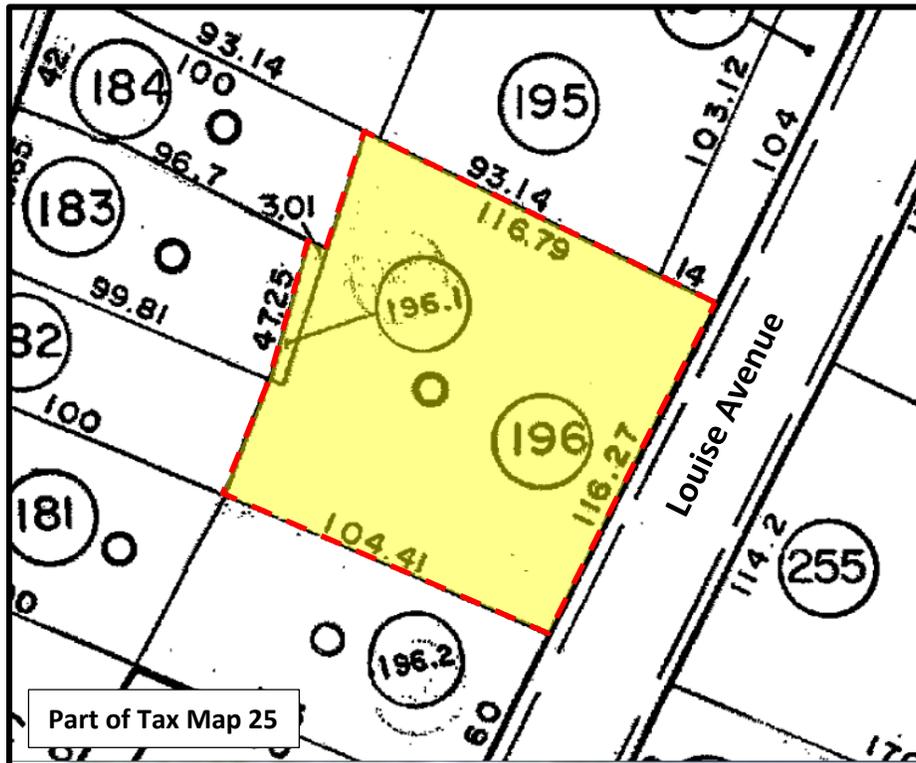
STAFF REPORT ADDENDUM A

MNS16-12 / Fairmont Morgantown Housing Authority / 1033 Louise Avenue



STAFF REPORT ADDENDUM A

MNS16-12 / Fairmont Morgantown Housing Authority / 1033 Louise Avenue





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS16-12
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 (street, etc.) or the dedication of a portion of the site for public use.

(PLEASE TYPE OR PRINT IN BLACK INK)

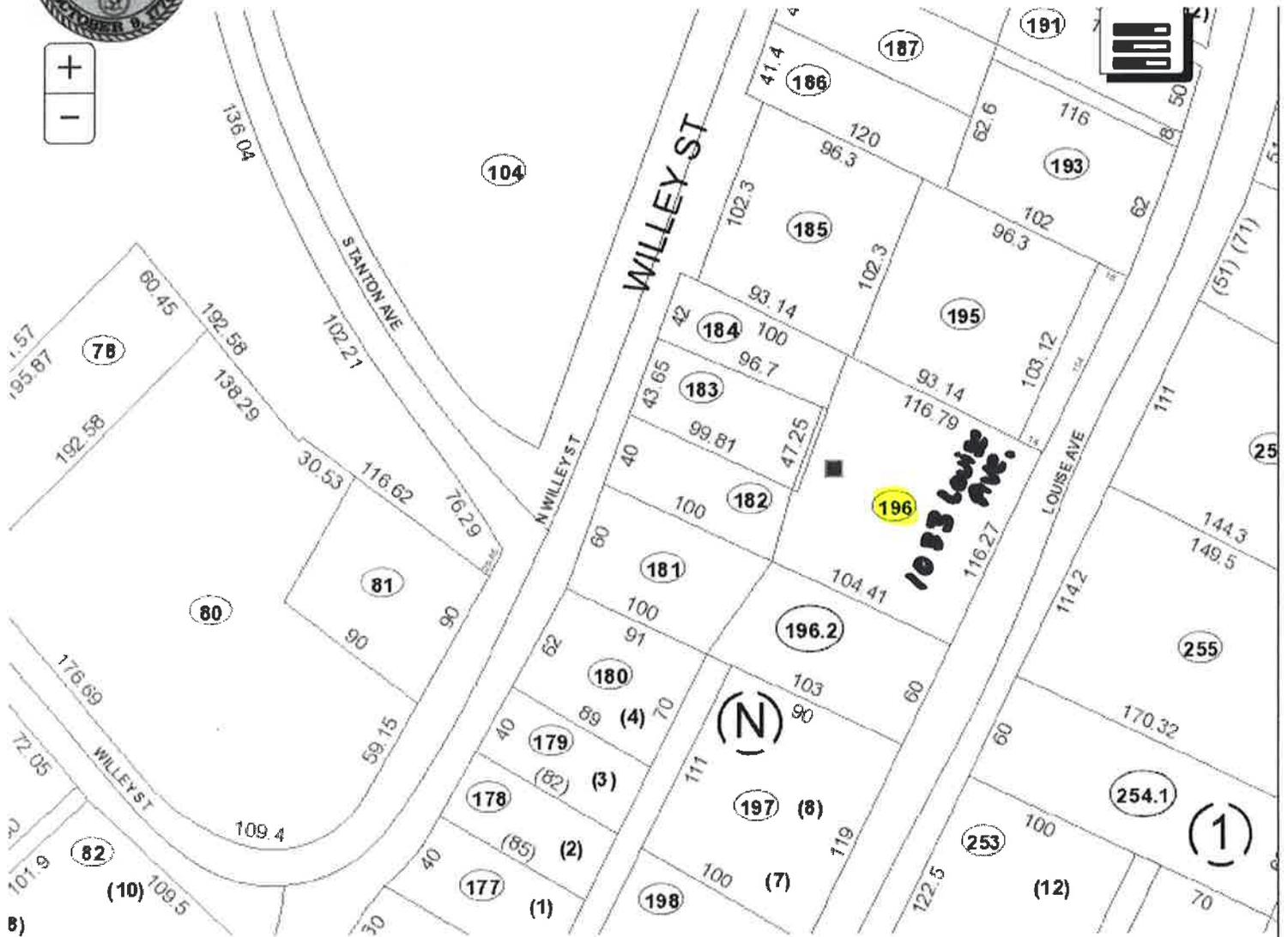
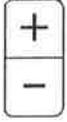
PAID BY SEP 26 2016

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:	The Fairmont Morgantown Housing Authority		Phone: 304-363-0860 ext. 109
Mailing Address:	PO Box 2738		Mobile:
	Street	Fairmont WV 26555-2738	Email:
	City	State Zip	
Mailings –	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Steven & Melanie DeJesus		Phone:
Mailing Address:	1033 Louise Avenue		Mobile:
	Street	Morgantown WV 26505	Email:
	City	State Zip	
IV. SITE			
Street Address (if assigned):	1033 Louise Avenue	Tax Map #(s):	25
Zoning:	R1A Single Family Residential District	Parcel #(s):	196
Square Footage of Parcel(s):	7982.62 ft. ²	5391.47 ft. ²	ft. ²
Subdivision Description:	FMHA is requesting to subdivide 1033 Louise Avenue into two parcels as described in the attached description and map. The existing parcel is approximately 13,374 square feet. After subdivision the lots will contain over 3,500 square feet of space each that is required.		
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?			

MNS16-1Z



Monongalia Parcel Viewer



MNS16-12



Scale = 1:1103



Monongalia, WV



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.

MNS 16-12

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 C

Beginning at a 5/8" iron pin set on the western r/w limits of Louise Avenue, corner to Fairmont Morgantown Housing Authority, (Deed Book 1558, Page 673); thence with the western r/w limits of Louise Avenue

S 26°51'15" W 30.00 feet to a 5/8" iron pin set, corner to Lots C and D; thence with two lines of Lot D
N 64°23'00" W 62.24 feet to a 5/8" iron pin set; thence

S 26°05'10" W 89.10 feet to a 5/8" iron pin set in line of James Kingsbury, (Deed Book 1528, Page 554), corner to Lots C and D; thence with one line of Kingsbury

N 67°28'04" W 42.52 feet to a 3/4" pipe found, corner to Kingsbury , JBD Rentals, LLC, (Deed Book 1469, Page 183) and James McCormley, (Deed Book 1026, Page 419); thence with three lines of McCormley

N 20°12'13" E 38.87 feet to a 1/2" iron pin found; thence

N 68°15'46" W 5.46 feet to a 1/2" iron pin found; thence

N 20°19'45" E 47.23 feet to a 1/2" iron pin found in line of Kevin Salisbury, (Deed Book 1211, Page 502), corner to McCormley; thence with two lines of Salisbury

S 64°20'15" W 5.59 feet to a point; thence

N 19°59'52" E 36.20 feet to a 1" pipe found, corner to Salisbury and Fairmont Morgantown Housing Authority, (Deed Book 1558, Page 673); thence with one line of Fairmont Morgantown Housing Authority

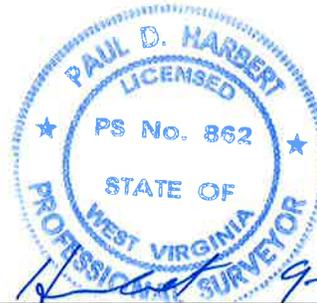
S 64°23'00" E 117.49 feet to the place of beginning, **containing 0.18 acres**, more or less.

MS16-12

Lot D

Beginning at a 1/2 iron pin found on the western r/w limits of Louise Avenue, corner to James Kingsbury (Deed Book 1528, Page 554); thence with one line of Kingsbury N 67°28'04" W 61.20 feet to a 5/8" iron pin set in line of Kingsbury, corner to Lots C and D; thence with two lines of Lot C N 26°05'10" E 89.10 feet to a 5/8" iron pin set; thence S 64°23'00" E 62.24 feet to a 5/8" iron pin set on the western r/w limits of Louise Avenue, corner to Lots C and D; thence with the western r/w limits of Louise Avenue S 26°51'15" W 85.83 feet to the place of beginning, **containing 0.12 acres**, more or less.

The above described tracts or parcels of real estate are shown on plat prepared by Paul D. Harbert, PS No. 862 of McCoy Land Surveying dated September 2016 attached hereto and made part of this description. Being the same tract or parcel of real estate conveyed unto Steven DeJesus by deed dated 4th day of April 2013 of record in the Office of the Clerk of the County Commission of Monongalia County, West Virginia in Deed Book 1475 at Page 648. Said tract or parcel of real estate is assessed upon land books for the 5th Ward, City of Morgantown, Monongalia County, West Virginia and is more specifically shown on Tax Map 25 as Parcel 196 and 196.1.



Paul D. Harbert

9-21-16

Paul D. Harbert, PS No. 862

Date

MNS 16-12

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.

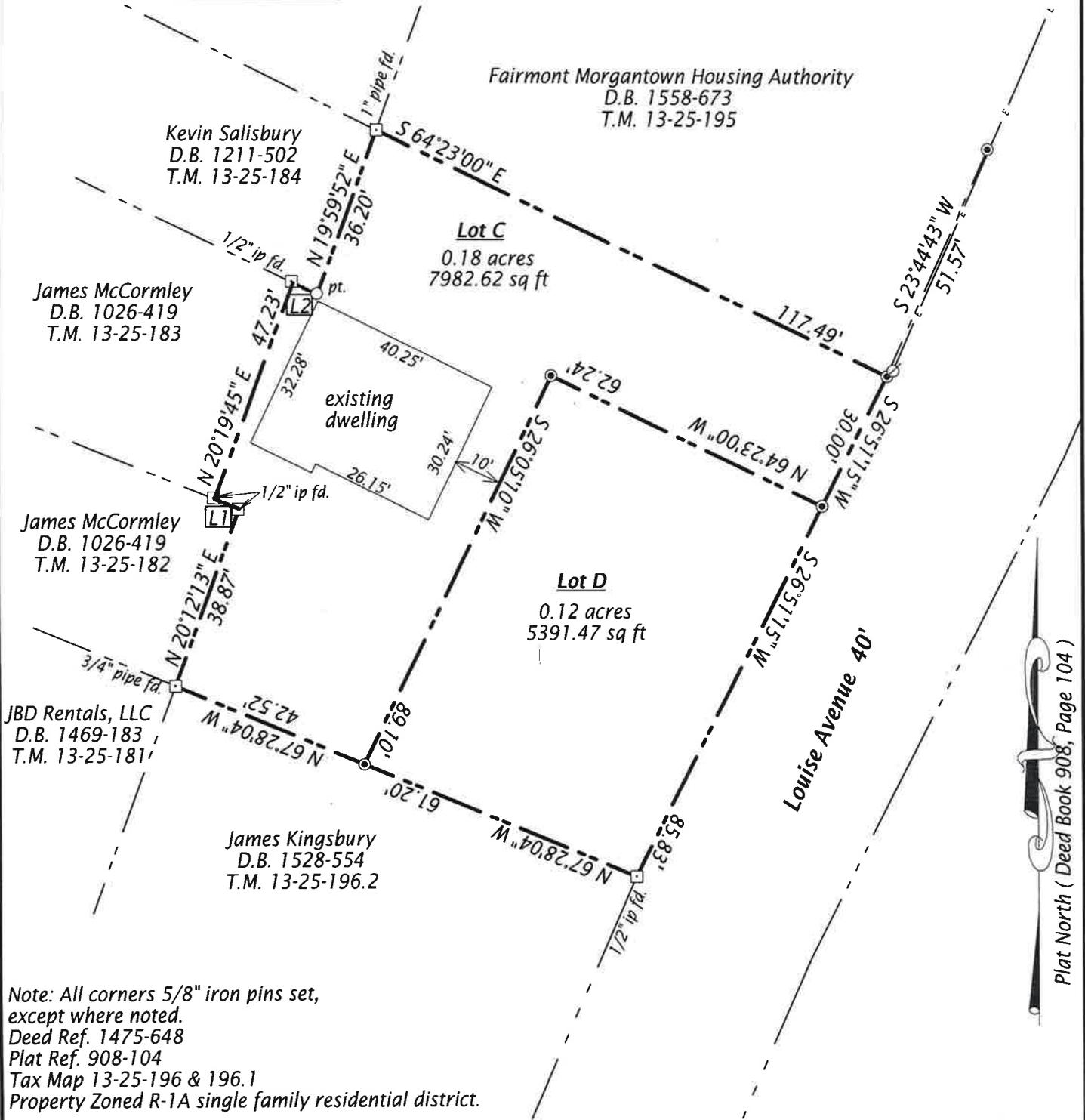
NOTE: SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL EXCEPTIONS, RIGHTS OF WAY, EASEMENTS OR RESTRICTIONS.

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

Line Chart		
Id	Bearing	Distance
L1	N 68°15'46" W	5.46'
L2	S 64°20'15" E	5.59'

AUTHORIZED AGENT

TITLE



Note: All corners 5/8" iron pins set, except where noted.
 Deed Ref. 1475-648
 Plat Ref. 908-104
 Tax Map 13-25-196 & 196.1
 Property Zoned R-1A single family residential district.

Plat North (Deed Book 908, Page 104)

Plat of Proposed Subdivision
 Located at 1033 Louise Avenue
 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