



# MORGANTOWN PLANNING COMMISSION

November 10, 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

William Kawecki, City Council

VACANT, City Administration

## STAFF REPORT

**CASE NO:** MNS16-14 / Viglianco / 3120 Krepps Avenue

**REQUEST and LOCATION:**

Request by Timothy M. Rice of Potesta & Associates, on behalf of Laura Viglianco, for minor subdivision approval of property located at 3120 Krepps Avenue.

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

Tax Map 7, Parcels 251 and 251.1; R-1, Single-Family Residential District

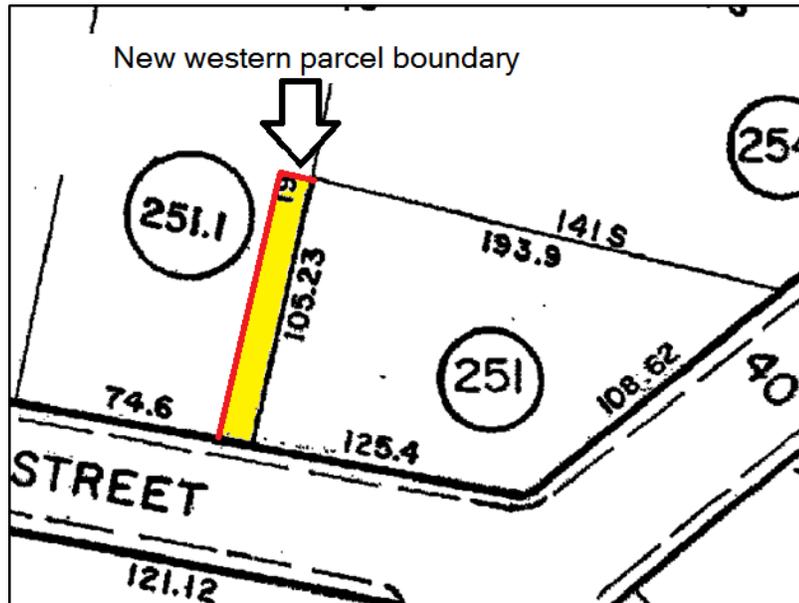
**SURROUNDING ZONING:**

R-1, Single-Family Residential District

**BACKGROUND and ANALYSIS:**

The petitioner seeks to subdivide a portion of Parcel 251 and add said portion to Parcel 251.1 thereby reconfiguring the interior parcel boundary. Addendum A of this report illustrates the location of the subject site.

The proposed subdivision seeks to shift the interior lot line 4.6 feet to the west, as generally illustrated below:



This reconfiguration will result in Parcel 251 having an additional 484.06 +/- square feet of area from Parcel 251.1.

**Development Services**

Christopher Fletcher, AICP  
Director

John Whitmore, AICP  
Planner III

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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The existing Parcel 251 is approximately 15,681.6 +/- square feet in area, and the existing Parcel 251.1 is approximately 15,246 +/- square feet in area. After reconfiguration, Parcel 251 will have an area of 16,165.66 +/- square feet and Parcel 251.1 will have an area of 14,761.94 +/- square feet. Each newly reconfigured parcel will exceed the minimum lot standard of 7,200 square feet in the R-1 District.

Additionally, the frontage of Parcel 251 will remain as it is along Baldwin Street, which exceeds the minimum lot frontage standard of 70 feet in the R-1 District. The newly reconfigured Parcel 251.1 will have a modified frontage of exactly seventy (70) feet along Krepps Avenue.

**RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. That the petitioner submits 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**

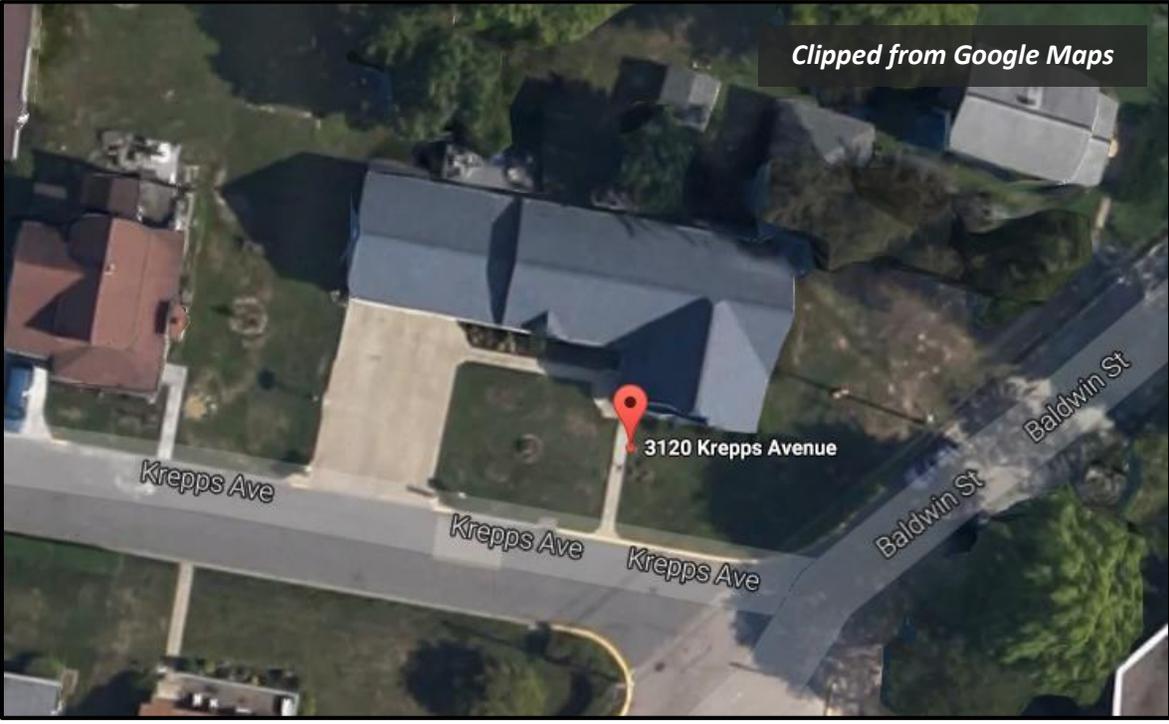
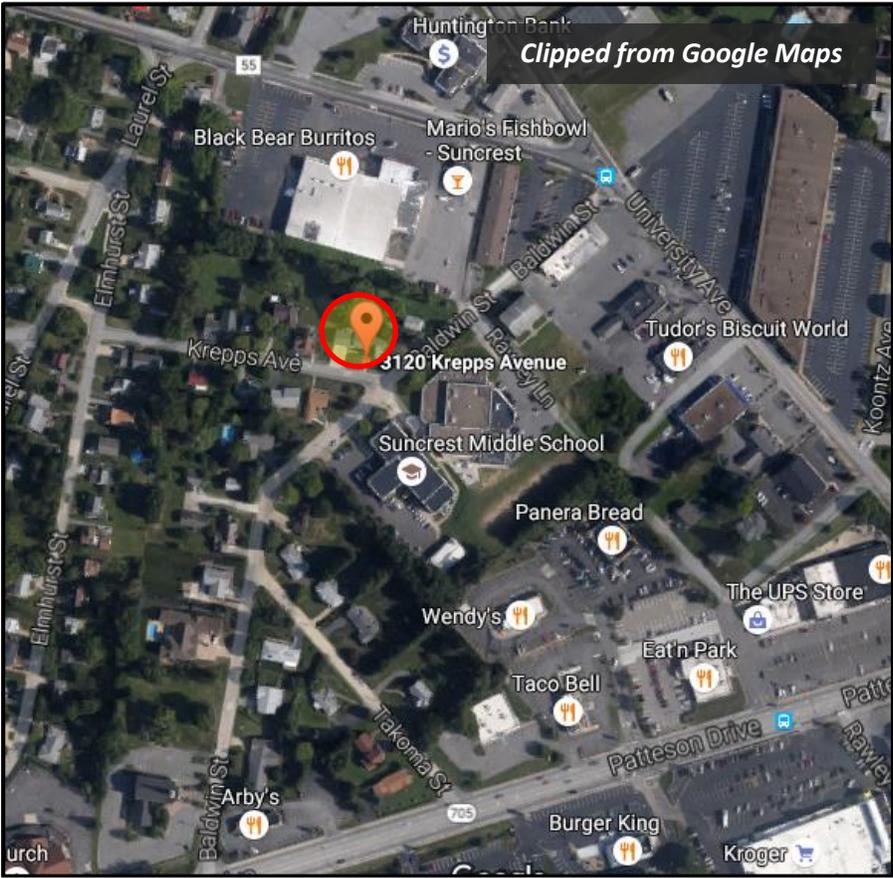
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**STAFF REPORT ADDENDUM A**  
**MNS16-14 / Viglianco / 3120 Krepps Street**



STAFF REPORT ADDENDUM A  
MNS16-14 / Viglianco / 3120 Krepps Street

