



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
www.morgantownwv.gov

May 27, 2014

**RE: Case Nos. S14-02-III, and V14-08 through V14-11
Saul Radman / 419 High Street / Tax Map 26, Parcel 80**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Lisa Mardis of Project Management Services, on behalf of Saul Radman, has submitted the following application that will be considered by the **Planning Commission on Thursday, February 13, 2014** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- S14-02-III Development of Significant Impact Site Plan.

Additionally, the following petitions will be considered by the **Board of Zoning Appeals on Wednesday, February 19, 2014** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Case No. V14-08..... Variance relief from minimum rear setback standard provided in Article 1349.04(A)(5).
- Case No. V14-09..... Variance relief from maximum lot coverage standard provided in Article 1349.03(D).
- Case No. V14-10..... Variance relief from minimizing canyon effects created by tall structures provided in Article 1351.01(I).
- Case No. V14-11..... Variance relief from minimum bicycle storage standard provided in Article 1349.08(C).

A map is enclosed illustrating the location of the subject site.

Project Description:

The petitioner seeks to construct a four-story building on the former Daniel's Men's Clothing Store site. The proposed building will include approximately ± 3,416 sq. ft. of undetermined retail space on the ground floor and three (3) stories above that will include eighteen (18) one-bedroom mixed-use dwelling units with a total of eighteen (18) occupants. The Planning Commission is required to review and approve the site plan as a Development of Significant Impact because it contains more than eleven (11) dwelling units. The proposed development program requires variance approvals by the Board of Zoning Appeals as noted above.

Should you have any questions concerning these petitions or require special accommodations to attend the hearings noted above, please call the Planning Division at 304-284-7431 or email shollar@cityofmorgantown.org. Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for these hearings and related staff reports will be posted on the City's website, www.morgantownwv.gov, approximately one week before the respective Planning Commission and BZA hearings.

Respectfully,

Stacy Hollar
Executive Secretary

