



**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, 2015

**RE: Case Nos. S15-07-III, CU15-04, and V15-37 thru V15-43 /
Grant Avenue, LLC / 400 Block Grant Avenue / Tax Map 15, Parcels 90 thru 95**

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.

Doug Warden, on behalf of Grant Avenue, LLC, has submitted the following petition that will be considered by the **Planning Commission** on **Thursday, June 11, 2015** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- S15-07-III Development of Significant Impact Site Plan.

Additionally, the following related petitions will be considered by the **Board of Zoning Appeals** on **Wednesday, June 17, 2015** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Case No. CU15-04..... Conditional use approval relating to building height.
- Case No. V15-37..... Variance relief to exceed maximum building height standards.
- Case No. V15-38..... Variance relief as it relates to building massing.
- Case No. V15-39..... Variance relief as it relates to curb cut location, width and access drive aisle to and for parking spaces.
- Case No. V15-40..... Variance relief as it relates to parking stalls.
- Case No. V15-41..... Variance relief as it relates to window design standards.
- Case No. V15-42..... Variance relief as it relates to cladding materials.
- Case No. V15-43..... Variance relief as it relates to entrance door canopy encroachment into minimum setback requirements.

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

Project Description:

The petitioner seeks to develop a multi-family structure that will include seven (7) levels of apartments above two (2) decks of parking. The development will include 94 apartments with a total of 183 occupants and 107 parking spaces. The proposed development requires Development of Significant Site Plan approval by the Planning Commission and Conditional Use and Variance relief approval from by the Board of Zoning Appeals.

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 Director

