



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

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

October 25, 2016

**RE: Case Nos. S16-01-III and V16-40 thru V16-42 /
Pison Development / 709 Beechurst Avenue / Tax Map 15, Parcel 197**

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.

William E. Turner, Jr., on behalf of Pison Development, LLC, has submitted the following petition that will be considered by the **Planning Commission** on **Thursday, November 10, 2016** at 6:30 p.m. in City Council Chambers, City Hall, 389 Spruce Street:

- S16-01-III Development of Significant Impact Site Plan.

Additionally, the following related variance petitions will be considered by the **Board of Zoning Appeals** on **Wednesday, November 16, 2016** at 6:30 p.m. in City Council Chambers, City Hall, 389 Spruce Street:

- Case No. V16-40 Variance relief concerning ground floor transparency.
- Case No. V16-41 Variance relief concerning sidewalks.
- Case No. V16-42 Variance relief concerning the minimum rear setback.

Project Description:

The petitioner seeks to raze and remove the northern most portion of the Seneca Center building to construct a five-story building containing 1 level of parking and 4 levels of age-restricted (55+) multi-family dwelling units. The development will include 36 apartments and 26 on-site parking stalls. The proposed project requires Development of Significant Impact Site Plan approval by the Planning Commission and Variance relief approval 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@morgantownwv.gov. 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

Members of the public may participate in an existing case before the **Planning Commission** [10 NOV 2016] in several ways:

1. Provide a written submission (evidence such as reports, photographs, etc.) while the record is open. Evidence supporting the granting or denial of an application may be submitted to the Office of the Planning Division up to five (5) days prior to the public meeting. Written evidence submitted after the deadline cannot be considered by the Planning Commission unless the Commission finds good cause exists to admit additional evidence at the time of the hearing.
2. Provide written comments for the public hearing. Written comments may be submitted to the Office of the Planning Division prior to the public meeting. Written comments that are lengthy but not considered evidence should be submitted up to five (5) days prior to the public meeting to allow ample time to distribute them to members of the Planning Commission with sufficient time for review.
3. Offer testimony during the public hearing portion at the Planning Commission meeting. All speakers are limited to five (5) minutes. If there is a large number of speakers, including many who are part of groups or organizations, the Planning Commission President may, to avoid repetitive comments, elect to ask a representative to speak on behalf of the group or organization.

Members of the public may participate in an existing case before the **Board of Zoning Appeals** [16 NOV 2016] in several ways:

1. Provide a written submission (evidence such as reports, photographs, etc.) while the record is open. Evidence supporting the granting or denial of an application may be submitted to the Office of the Planning Division up to five (5) days prior to the public meeting. Written evidence submitted after the deadline cannot be considered by the BZA unless the BZA finds good cause exists to admit additional evidence at the time of the hearing.
2. Provide written comments for the public hearing. Written comments may be submitted to the Office of the Planning Division prior to the public meeting OR by presenting them to the BZA Chair at the hearing. Written comments that are lengthy but not considered evidence can be submitted up to five (5) days prior to the public meeting to allow ample time to distribute them to members of the BZA with sufficient time for review.
3. Offer testimony during the public hearing portion at the BZA meeting. All speakers are limited to five (5) minutes. If there is a large number of speakers, including many who are part of groups or organizations, the BZA Chairperson may, to avoid repetitive comments, elect to ask a representative to speak on behalf of the group or organization.