



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
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April 23, 2012

**RE: CASE No. V11-46 and V11-47 / Andrew Smith / 426 Drummond Street
Tax Map 6, Parcel 7**

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.

Andrew Smith submitted two **Variance** petitions for property located at **426 Drummond Street** that were tabled at the Board of Zoning Appeals' December 21, 2011 hearing. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals** will remove these petitions from the table to consider these requests at a public hearing on:

**Wednesday, May 16, 2012 at 6:30 PM
City Council Chambers, City Hall, 389 Spruce Street**

Project Description:

The petitioner has converted the use of the existing structure from a single-family dwelling to a professional services establishment. The zoning classification for the subject property is Professional, Office, and Residential (PRO) District. The change in use requires the development of a six-foot wide sidewalk and a ten-foot landscape buffer along the property's Drummond Street frontage. The petitioner seeks variance relief to waive the requisite sidewalk and reduce the width of the landscape buffer, which require approval by the Board of Zoning Appeals.

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

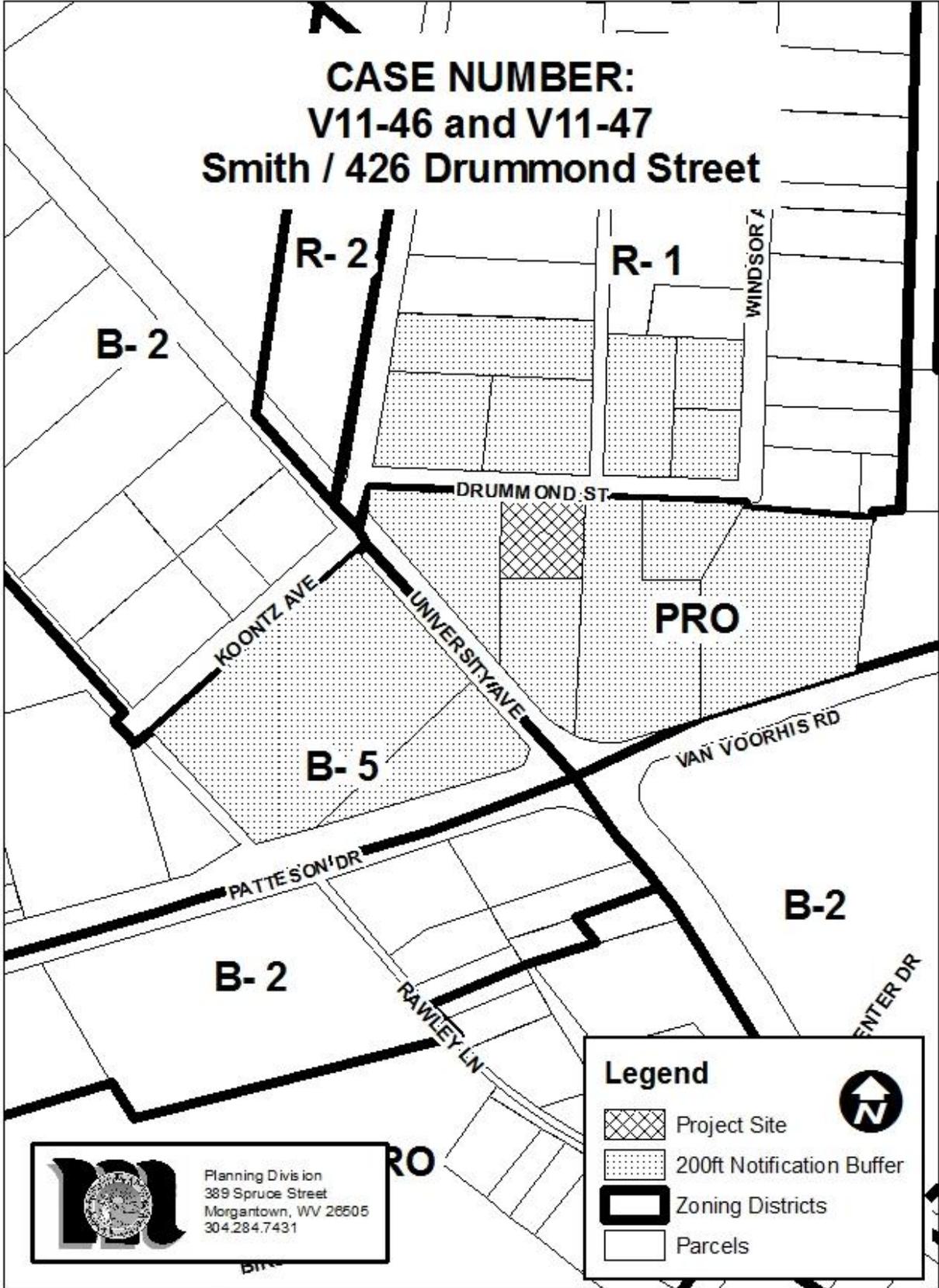
The agenda for this hearing and related staff reports will be posted on the City's website, www.morgantown.com, approximately one week before the hearing.

Respectfully,

Christopher M. Fletcher, AICP
Director of Development Services

Enclosure: Site map

**CASE NUMBER:
V11-46 and V11-47
Smith / 426 Drummond Street**



 Planning Division
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Morgantown, WV 26505
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Legend

-  Project Site
-  200ft Notification Buffer
-  Zoning Districts
-  Parcels

