



**DEVELOPMENT SERVICES  
PLANNING DIVISION**

# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
(304) 284-7431 TDD (304) 284-7512  
FAX (304) 284-7534 [www.morgantown.com](http://www.morgantown.com)

August 28, 2012

**RE: Case Nos. V12-07, V12-08, V12-09, V12-10, V12-29, and CU12-09  
Friend Rentals, LLC / 146 Third Street  
Tax Map 20, Parcels 47 & 48**

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.

Project Management Services, on behalf of **Friend Rentals, LLC**, has submitted five (5) **Variance** petitions and one (1) **Conditional Use** petition for property located at **146 Third Street**. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals** will consider these requests at a public hearing on:

**Wednesday, September 19, 2012 at 6:30 PM  
City Council Chambers, City Hall, 389 Spruce Street**

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### **Project Description:**

The petitioner seeks to construct a "Multi-Family Dwelling" structure that will include five three-bedroom units. The proposed development program requires two (2) variances from Article 1339.04 as it relates to front and side setbacks; three (3) variances from Article 1361.03 as it relates to non-residential space on the ground floor, building materials, and fenestration; and, conditional use approval to allow off-premise parking in meeting the minimum parking requirement.

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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 [cfletcher@cityofmorgantown.org](mailto:cfletcher@cityofmorgantown.org). Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

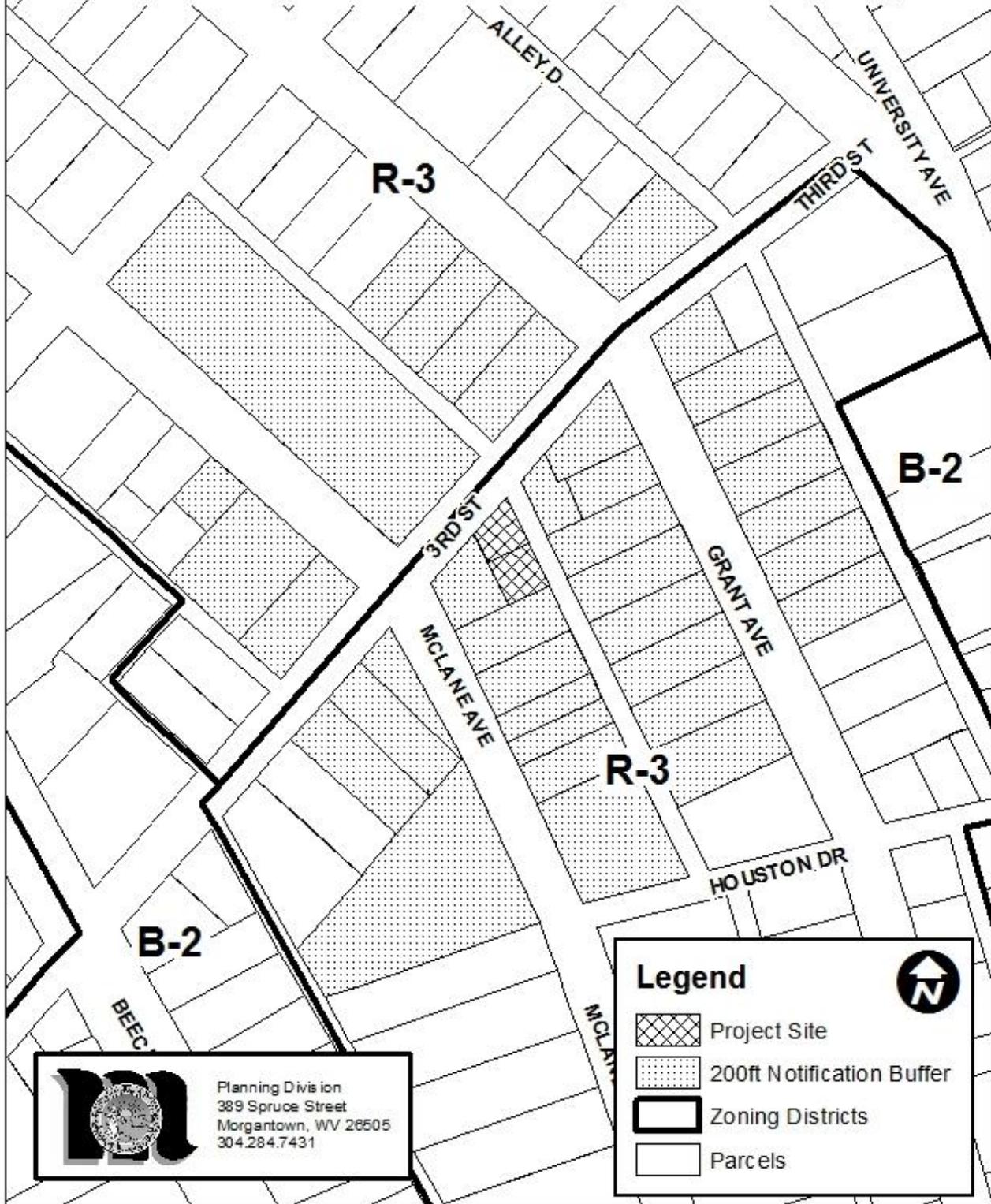
The agenda for this hearing and related staff reports will be posted on the City's website, [www.morgantownwv.gov](http://www.morgantownwv.gov), approximately one week before the hearing.

Respectfully,

Christopher M. Fletcher, AICP  
Director of Development Services

Enclosure: Site map

**CASE NUMBER:  
V12-29 / Friend Rentals / 146 Third Street**



 Planning Division  
389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

**Legend** 

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