



**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)

September 25, 2012

**RE: V12-32 / Knowles / 730 Werner Avenue  
Tax Map 25, Parcel 345**

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.

**Kris Knowles** has submitted a **variance** petition for property located at **730 Werner Avenue**. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals** will consider this request at a public hearing on:

**Wednesday, October 17 at 6:30 PM  
City Council Chambers, City Hall, 389 Spruce Street**

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**Project Description:**

The petitioner seeks to include an uncovered, five-foot by eight-foot deck on the rear of the mixed-use development currently under construction that will encroach five feet into the minimum rear setback standard, which requires variance approval by the Board of Zoning Appeals.

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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.

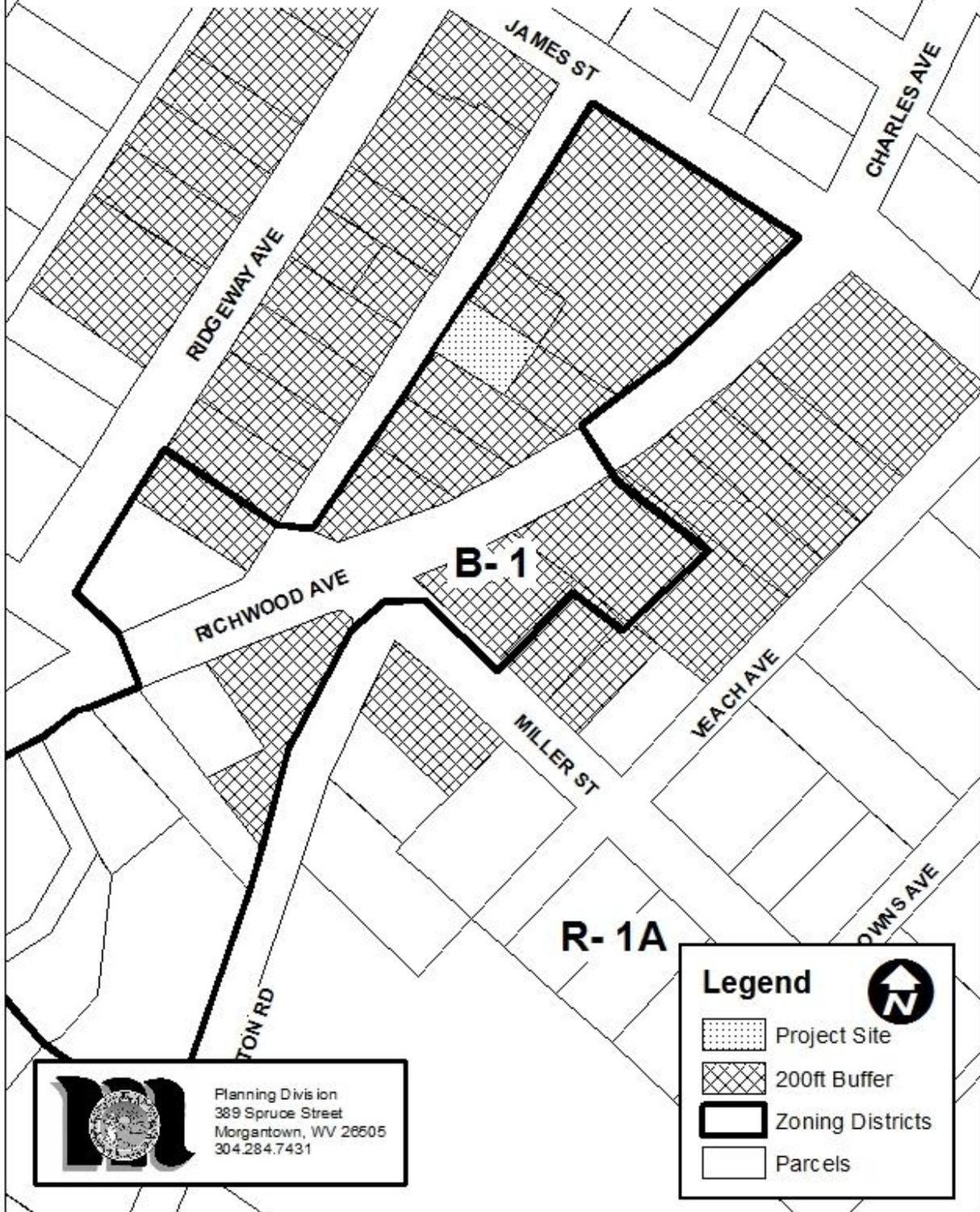
The agenda for this hearing and related staff reports will be posted on the City's website, [www.morgantown.com](http://www.morgantown.com), approximately one week before the hearing.

Respectfully,

Christopher M. Fletcher, AICP  
Director of Development Services

Enclosure: Site map

**Case Number:  
V12-32 / Knowles / 730 Werner Avenue**



 Planning Division  
389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

**Legend** 

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