MORGANTOWN BOARD OF ZONING APPEALS

May 15, 2013
6:30 PM
City Council Chambers

Board Members:
Bernie Bossio, Chair
Leanne Cardoso, Vice-Chair
George Papandreas
Jim Shaffer
Tom Shamberger

STAFF REPORT

CASE NO: COMBINED REPORT – V13-12 / V13-13 / V13-14 / V13-15
Double G Properties, LLC / 152 Third Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Double G Properties, LLC, for the following approvals related to a proposed project at 152 Third Street.

V13-12 ..... Variance petition concerning "Non-residential Space on the Ground Floor".

V13-13 ..... Variance petition concerning "Setbacks and Encroachments".

V13-14 ..... Variance petition concerning "Building Materials".

V13-15 ..... Variance petition concerning "Design and Performance Standards".

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 20, Parcel 32; R-3, Multi-family Residential District and SSOD, Sunnyside Overlay Districts

SURROUNDING ZONING:

R-3, Multi-family Residential District and SSOD, Sunnyside Overlay Districts

BACKGROUND and ANALYSIS:

The petitioner seeks to raze a functionally obsolete and dilapidated structure to construct a "Multi-Family Dwelling" structure at 152 Third Street. Addendum A of this report illustrates the location of the subject development site.

The follow summary details the proposed development program.

- Three stories of apartments over garage parking in the basement.
- Three two-bedroom units.
- Three on-site parking spaces below the structure.

The following narrative addresses each variance petition separately.

Development Services
Christopher Fletcher, AICP
Director

Planning Division
389 Spruce Street
Morgantown, WV 26505
304.284.7431

Board Members:
Bernie Bossio, Chair
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V13-12 Non-residential Space on the Ground Floor

Article 1361.03(Q)(1) provides the following design and performance standards for "Street Hierarchies and Land Use":

> "Except for single and two family dwellings, buildings constructed along primary streets shall have sixty (60) percent or more of their ground floor space dedicated to retail, restaurant, office or personal service uses. Residential uses shall be permitted on the ground floor in the remaining space, but shall not enfront the primary street."

The predominant configuration of parcels along Third Street are narrow frontages and corner parcels fronting intersecting streets (i.e. Grant Avenue), which leaves relatively constricted and disconnected opportunities of commercial storefront development.

Very few of the parcels along Third Street appear to have been "assembled" for the redevelopment of more intense mixed-uses. Even if parcels are "assembled" along Third Street, the steep grade would result in the stepping of commercial storefronts. The steep grade of sidewalks along Third Street presents accessibility challenges to commercial uses, particularly for persons with disabilities.

With the exception of corner parcels fronting Beechurst Avenue, all uses along Third Street are residential. The requirement of providing commercial space along Third Street therefore attempts to create retail activity rather than preserve or expand existing commercial uses. Given the physical constraints noted above, market absorption of commercial space along Third Street appears challenging and uncertain.

The Board has granted similar variance relief along Third Street, as requested by the petitioner, for the reasons noted above.

V13-13 Setbacks and Encroachments

Sheet A-100 of the petitioner's development plan exhibits illustrates that the existing structure may be encroaching onto the adjoining property and the public alley right-of-way.

The following table identifies R-3 District setback requirements set forth in Article 1339.04, the petitioner's corresponding proposed setbacks, and required variances.

Setback Standard	Requirement	Proposed	Required Variance
Maximum Front	20 feet	8 feet	**2 feet**
Minimum Front	10 feet		
Minimum Side (alley)	7.5 feet	5 feet	**2.5 feet**
Minimum Side (internal)	5 feet	2 feet	**3 feet**
Minimum Rear*	10 feet	6 feet	**4 feet**

** Reduced by Article 1361.04(3)*

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V13-14 Building Materials

Article 1361.03(P) provides the following related design and performance standards for "Building Materials".

(1) "Except for single and two family dwellings, the first two (2) floors of a building shall be constructed of natural materials. Natural materials include stone, brick, and wood siding, but do not include materials such as, or similar to, wood roof shingles, reflective glass, split faced concrete block, imitation stone, and imitation stucco or Drivit. Thirty-five (35) percent of the remaining building facade(s) on the public right-of-way or any facade(s) facing a single-family residence shall also be constructed of natural materials".

(2) "Vinyl siding or other composite materials shall not exceed thirty-five (35) percent of a building face that abuts a right-of-way".

The petitioner seeks to utilize manufactured or cultured masonry materials and cementitious siding (i.e. Hardy Plank siding) instead of natural materials as required in the Sunnyside Overlay Districts. Because the proposed cladding does not meet the natural and composite material standards, variance relief is required. The Board has granted similar variance relief throughout the Sunnyside neighborhood recognizing the quality, durability, and reduced maintenance cost associated with these building materials.

V13-15 Design and Performance Standards

Article 1361.03(E) provides the following design and performance standards:

"Building facades that are adjacent to public streets and/or open spaces shall have a high degree of ground floor transparency (at least sixty (60) percent)."

Article 1361.03(O)(1) provides the following design and performance standards:

"Total fenestration shall be at least fifty (50) percent for building facades facing primary streets and/or public open spaces. For the ground floor, the ratio shall be at least sixty (60) percent."

Article 1361.03(O)(6) provides the following design and performance standards:

"The majority of window openings shall be slightly recessed (4-8 inches) from the exterior building wall to create a distinct and uniform shadow line for the building's primary façade."

The front façade fenestration requirements along primary streets within the Sunnyside Overlay District are intended to accommodate commercial uses on the ground floor. Should variance relief be granted so that ground floor commercial/retail space is not required for the subject development, it is reasonable to conclude that transparency design should be scaled to better reflect residential uses.

Additionally, the mandated fenestration ratios appear to be more applicable for an urban central business district and not within a streetscape dominated by residential uses. It is the opinion of the Planning Division that the design method of achieving desired shadowing effect for windows should be flexible rather than narrowly prescriptive.

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The Board has granted similar variance relief within the Sunnyside neighborhood where it agreed that commercial uses were not anticipated to positively affect neighborhood-scaled commercial activity given specific challenges of the respective sites; in this case, the steep terrain of Third Street.

Staff recommends that the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the four (4) variance petitions presented herein. However, each respective variance petition must be considered and acted upon by the Board separately.

STAFF RECOMMENDATION:

The Board of Zoning Appeals must determine whether the proposed requests meet the standard criteria for a variance by reaching a positive determination for *each* of the "Findings of Fact" submitted by the applicant. Addendum B of this report provides Staff recommended revisions to the petitioner's findings of fact (deleted matter struck through; new matter underlined).

Again, each respective variance petition must be considered and acted upon by the Board separately.

Staff recommends that the petitioner's variance requested be approved with the following conditions for each respective petition:

V13-12 Non-residential Space on the Ground Floor – no conditions recommended.

V13-13 Setbacks and Encroachments – recommended conditions.

1. That, to the satisfaction of the City Engineer, adequate ingress/egress maneuvering for the vehicles parking in the garage must be demonstrated prior to the issuance of a building permit.

V13-14 Building Materials – recommended conditions:

2. That exterior stairs, steps, landings, porch decking, railings, and support members may not be comprised of exposed wood or treated lumber.
3. That all exposed foundation walls and first floor exterior walls must be clad in brick as illustrated on the petitioner's elevation renderings.
4. That the above foundation and first floor exterior walls must be clad in cementitious siding comprised of a simulated wood grain profile.
5. That the garbage coral must be constructed of masonry materials with an opaque gate and the exposed exterior walls of said coral must be clad in brick to match the principal structure.

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V13-15 Design and Performance Standards

1. All windows on the front façade facing Third Street and side façade facing the adjoining alley must include lintels, trim, and sills to provide a frame and desired shadowing effect.

Attachments: Application and accompanying exhibits

Development Services
Christopher Fletcher, AICP
Director

Planning Division
389 Spruce Street
Morgantown, WV 26505
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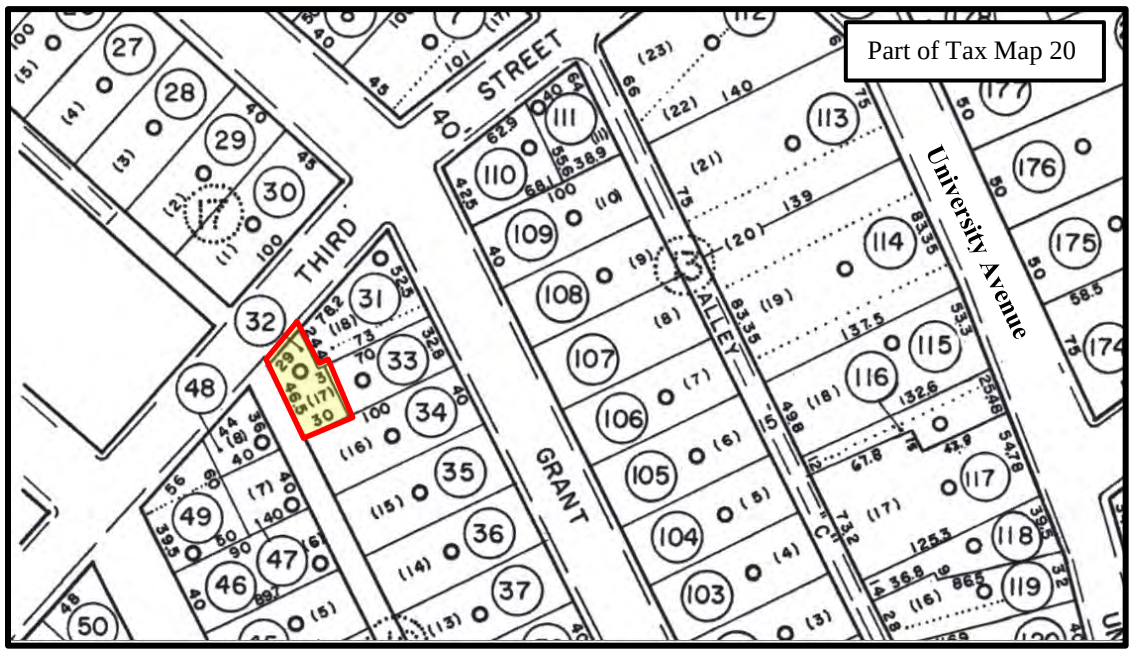
STAFF REPORT ADDENDUM A

V13-12, V13-13, V13-14, V13-15 / Double G, LLC / 152 Third Street



STAFF REPORT ADDENDUM B

V13-12, V13-13, V13-14, V13-15 / Double G Properties, LLC / 152 Third Street

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Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

V13-12 Non-residential Space on the Ground Floor

Finding of Fact No. 1 – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Currently, there are no mixed-use or commercial uses on Third Street or in the immediate vicinity. While the Planning and Zoning Code states that Third Street is a "Primary Street," lack of pedestrian traffic, terrain, and an abundance of small or non-conforming parcels (square-footage) do not allow for the required parking that would be needed for commercial use. Further, the Code does not recognize site constraints associated with the ~~east side of University Avenue, specifically the~~ steep terrain of Third Street.

Overbuilding commercial space could result in absorption rates that do not meet conventional development financing standards. High vacancy rates in these areas do not meet market needs in terms of location and square footage.

As WVU continues to increase enrollment, it can be anticipated that more and more students will be looking for affordable housing in the Sunnyside area. Allowing residential use on the first floor would ~~actually~~ encourage development and provide a more reliable source of income than the potentially vacant storefronts required by the Planning and Zoning Code.

Finding of Fact No. 2 – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

The City's Planning and Zoning Code, relative to the Sunnyside Overlay Districts, does not reflect realistic opportunities and constraints. The requirement of providing commercial space along Third Street attempts to create retail activity rather than preserve or expand existing uses.

Currently, there are no mixed-use or commercial uses located on the steep terrain of Third Street. Furthermore, nonconforming small parcels negate the ability to provide required parking on site. Historically within the area, mixed-use and commercial uses have been limited to University and Beechurst Avenues.

The developer, in June of 2011, was approved for the same request at 116 Third Street, and Friend Properties was approved at 146 Third Street in September of 2012

Finding of Fact No. 3 – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The redevelopment of this property without the non-residential component will not harm this or surrounding properties in the vicinity as there currently are no examples non-residential uses located on Third Street. The potential to increase desirable student housing ~~could actually~~ should serve to improve the area by inspiring further development and the removal of blighted properties. The physical constraints, such as the steep grade and small parcels, make market absorption of commercial space along this primary street challenging and uncertain.

Finding of Fact No. 4 – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Many conditionally permitted land uses in the R-3 District have a higher traffic count than the proposed residential use. Redevelopment without the non-residential component will not increase traffic congestion or alter land-use characteristics since there are no commercial uses on Third Street or in the vicinity. The physical constraints, such as the steep grade and small parcels, make market absorption of commercial space along this primary street challenging and uncertain.

V13-13 Setbacks and Encroachments

Finding of Fact No. 1 – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

~~Purchased as part of the Westfall property auction, the lackluster structure combined with the developer's newly constructed multi-family structure has helped inspired the developer to think outside the box and continue with the redevelopment of this parcel. The design will compliment other redevelopments in the area with a residential shed-style roof over the porch and stairs; it will be similar to the aforementioned nearby structures owned by Mr. Sheppard. The Design Professionals have worked diligently to creatively utilize the uniquely shaped non-conforming parcel to maximize the proposed building footprint and related parking while maintaining adequate open space and the enlargement of the sidewalk. The parcels sharp angle at the corner of Third Street and the alley create many challenges, among them are creating a building fitting with the built environment while maintaining the highest and best use for the property and district. The proposed front setback from the porch roofs are between 4'2" and 5'2", similar to Friend Rentals located on the opposite side of Mclane Alley. One side property boundary is located on a dead end alley. In order to maximize the building's potential, the applicant is also requesting a side variance of two-and-a-half-feet. The opposite side of the building requires a 3-foot variance, only for the front portion of the proposed development, approximately 12'3". The rear of the building requires a four (4) foot variance. The uniquely shaped small realty lends to the reason of the requested variance.~~

The subject parcel is considered to be nonconforming due to: (1) Its approximate area of 1,740 square feet, which is less than half of the minimum lot size standard of 4,000 square feet in the R-3 District; and, (2) Its approximate frontage of 29 feet, which is 11 feet less than the minimum lot frontage standard of 40 feet in the R-3 District. Additionally, the parcel's frontage is angled following the geometry of Third Street and also includes an recess along the interior side property boundary.

Finding of Fact No. 2 – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

It appears that nearly all structures on Third Street~~, including Mr. Sheppard's property on Third Street and McLane Avenue,~~ have a covered front porch that sets as close, or closer to the front setback as the proposed. Other structures appear to have similar front, side, and rear setbacks as the proposed development~~; most likely done to accomplish maximum building potential~~. The existing structure encroaches into adjacent property and the City right-of-way, and does not meet setback requirements. Mr. Sheppard has received like variances at 116 Third Street and on McLane Avenue, and Friend Rentals received like variances at 146 Third Street

Finding of Fact No. 3 – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The redevelopment of this parcel will result in the removal of a functionally obsolete and dilapidated structure with nonconforming setbacks ~~which~~ that encroach into the City's right-of-way and adjacent property. A front ~~side~~ setback variance will keep with the established building line of adjacent properties and will not harm this property or vicinity improvements. ~~Side setback will allow the developers to incorporate beneficial architectural elements, which will only add to the property and surrounding area.~~ The petitioner affirms that no significant grading will be necessary that would harm the adjoining property, public rights-of-way, or existing utilities. The variance should not affect emergency or service vehicle access to adjacent properties.

Finding of Fact No. 4 – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

The redevelopment should enhance the value of the area and accordingly contribute to the market value of neighboring structures. Granting this variance cannot improve nor mitigate traffic congestion that is already present within the neighborhood. Likewise, the approval of this variance would have no adverse impact on the land-use characteristics of the vicinity or zoning district.

V13-14 Building Materials

Finding of Fact No. 1 – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

~~Structures in the vicinity and district have dictated exterior design and proposed cladding materials, such as hardiplank.~~ The Design Professionals have actively attempted to incorporate architectural designs that are fitting with the character of the area and are durable in a predominantly student-rental environment. The ground and first-floor levels will be made of brick and remaining comprised of cementitious siding. The structure ~~limited view shed along Third Street does not categorize the proposed development as a prominent feature and~~ has been designed to incorporate many required design elements of the Sunnyside Overlay Districts.

Finding of Fact No. 2 – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

The Planning and Zoning Code states that natural materials are required on the first two floors of the proposed building. The proposed development would utilize brick on the ground and first-floor levels, similar to the previous developments by Mr. Sheppard. The proposed development also intends to utilize material that has been approved by the BZA in other ~~the~~ Sunnyside Overlay District developments include 116 and 146 Third Street~~, such as Metro Properties, LLC (Glenlock North) and Moser Investment~~.

Finding of Fact No. 3 – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Incorporating hardiplank, brick, and other materials in the proposed project will not be harmful to the public welfare or other improvements in the vicinity. The more durable products will last longer and need less maintenance than natural materials. The proposed building will improve the vicinity and hopefully spark future redevelopment in a somewhat blighted area on a primary street.

Finding of Fact No. 4 – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Granting a variance for building materials cannot add to or mitigate traffic congestion on public streets. The proposed land use and proposed building materials are ~~is~~ within the fitting character of the existing and neighboring ~~structures and will not be modified do to building materials~~. Market values of adjacent properties should increase with the proposed development and perhaps spark additional development in the area.

V13-15 Design and Performance Standards

Finding of Fact No. 1 – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

~~The Design Professionals diligently worked to incorporate required design concepts and vertical windows on the ground floor and primary façade facing Third Street.~~ The mandated fenestration ratios appear to be more applicable for an urban central business district and not within a streetscape dominated by residential uses. Since Third Street is not currently conducive to commercial uses, the existing architectural style prevalent in the area does not permit the use of the required 60% of ground floor transparency. By permitting a reduced ratio, it would better reflect the existing and desired built environment and provide greater design flexibility.

Finding of Fact No. 2 – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

~~The proposed ground floor transparency appears to match or exceed the existing building's ratio as well as those of surrounding properties. The mandated fenestration ratios appear to be more applicable for an urban central business district and not within a streetscape dominated by residential uses. Since Third Street does not appear to be conducive to commercial uses, the existing architectural style prevalent in the area does not permit the use of the required 60% of ground floor transparency. By permitting a reduced ratio, it would better reflect the existing and desired built environment and provide greater design flexibility.~~ It appears that most other structures within the vicinity and Sunnyside Overlay Districts do not meet the required 60% ground floor transparency for the front facade as set forth in the Planning and Zoning Code. Area redevelopment, such as ~~Glenlock North on University Avenue, Moser Investment, on Beechurst Avenue,~~ Friend Rentals on Third Street, as well as two other developments belonging to Mr. Sheppard on Third Street have each received the same variance being proposed.

Finding of Fact No. 3 – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

~~Having residential structures containing 60% of transparency on the ground floor creates a safety issue that the applicant would like to avoid.~~ The proposed structure will have transparency fitting with the architectural design of the ~~building and the~~ surrounding built environment.

Finding of Fact No. 4 – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

~~The proposed multi-family structure, with less than 60% of ground floor transparency, cannot alter land-use characteristics as it will have equal or more transparency and fenestration than most of the structures on Third Street and the immediate vicinity.~~ The approval of this variance cannot add to or mitigate traffic congestion on public streets. The proposed variance will not diminish market values of the area, but should increase the values of surrounding properties and spark additional redevelopment.

CITY OF MORGANTOWN
PLANNING DEPARTMENT
APR 5 2013
RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-12
RECEIVED:	4/5/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK) **Fee: $75**

I. APPLICANT	Name:	Double G, LLC	
Mailing Address:	P.O. Box 4147 (Street)	Phone:	
	Morgantown (City) WV (State) 26505 (Zip)	Mobile:	304-685-3243
		Email:	dsshep1000@hotmail.com
II. PROPERTY	Street Address:	152 Third Street	
Owner:	Same	Zoning:	R-3 & SSOD
Mailing Address:		Tax Map No:	20
	Street	Parcel No:	32
	City State Zip	Phone:	

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Variance Relief from Article 1361.03 (Q) (1) as it relates to dedicating non-residential space on the ground floor within the SOD.

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis	Lisa Mardis	04/04/2013
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

CRYSTAL 9:14:05 SITE PLAN PAID 75.00 Finance Office Morgantown, WV 26505 (304) 284-7408

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

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VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: _____

Estimated number of employees: 0 No. of dwelling units: 3 No. of bedrooms: 6

Additional structure-related details:

☐ **Additional Information** (as required by Staff):

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

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Suggested Scale: 1 square = 5'

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COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Attached

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Attached

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Attached

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Attached

V13-12

FINDINGS OF FACT
Double G, LLC / 152 Third Street

Variance relief from the Planning and Zoning Code, Article 1361.03 (Q) (1) as it relates to dedicating non-residential space on the ground floor within the Sunnyside Overlay Districts.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Currently, there are no mixed-use or commercial uses on Third Street or in the immediate vicinity. While the Planning and Zoning Code states that Third Street is a "Primary Street," lack of pedestrian traffic, terrain, and an abundance of small or non-conforming parcels (square-footage) do not allow for the required parking that would be needed for commercial use. Further, the Code does not recognize site constraints associated with the east side of University Avenue, specifically the steep terrain of Third Street.

Overbuilding commercial space could result in absorption rates that do not meet conventional development financing standards. High vacancy rates in these areas do not meet market needs in terms of location and square footage.

As WVU continues to increase enrollment, it can be anticipated that more and more students will be looking for affordable housing in the Sunnyside area. Allowing residential use on the first floor would actually encourage development and provide a more reliable source of income than the potentially vacant storefronts required by the Planning and Zoning Code.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

The City's Planning and Zoning Code, relative to the Sunnyside Overlay Districts, does not reflect realistic opportunities and constraints. The requirement of providing commercial space along Third Street attempts to create retail activity rather than preserve or expand existing uses.

Currently, there are no mixed-use or commercial uses located on the steep terrain of Third Street. Furthermore, nonconforming small parcels negate the ability to provide required parking on site. Historically within the area, mixed-use and commercial uses have been limited to University and Beechurst Avenues.

The developer, in June of 2011, was approved for the same request at 116 Third Street, and Friend Properties was approved at 146 Third Street in September of 2012.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The redevelopment of this property without the non-residential component will not harm this or surrounding properties in the vicinity as there currently are no examples non-residential uses located on Third Street. The potential to increase desirable student housing could actually improve the area by inspiring further development and the removal of blighted properties. The physical constraints, such as the steep grade and small parcels, make market absorption of commercial space along this primary street challenging and uncertain.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Many conditionally permitted land uses in the R-3 District have a higher traffic count than the proposed residential use. Redevelopment without the non-residential component will not increase traffic congestion or alter land-use characteristics since there are no commercial uses on Third Street or in the vicinity. The physical constraints, such as the steep grade and small parcels, make market absorption of commercial space along this primary street challenging and uncertain.

CITY OF MORGANTOWN
PLANNING DEPARTMENT
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City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

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CASE NO.	V13-13
RECEIVED:	4/5/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK) **Fee: $75**

I. APPLICANT	Name: Double G, LLC		
Mailing Address:	P.O. Box 4147 (Street)	Phone:	
	Morgantown (City) WV (State) 26505 (Zip)	Mobile:	304-685-3243
		Email:	dsshep1000@hotmail.com
II. PROPERTY	Street Address: 152 Third Street		
Owner:	Same	Zoning:	R-3 & SSOD
Mailing Address:		Tax Map No:	20
	Street	Parcel No:	32
	City State Zip	Phone:	

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Variance Relief from Article 1339.04 as it relates to setbacks in the R-3 District.

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis	Lisa Mardis	04/04/2013
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

CRYSTAL 9:14:37 SITE PLAN PAID 75.00

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

Finance Office Morgantown, WV 26505 (304) 284-7408

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-13
RECEIVED:	4/5/13
COMPLETE:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building:

Estimated number of employees: 0 No. of dwelling units: 3 No. of bedrooms: 6

Additional structure-related details:

☐ **Additional Information** (as required by Staff):

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-13
RECEIVED:	4/5/13
COMPLETE:	

Suggested Scale: 1 square = 5'

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-13
RECEIVED:	4/5/13
COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Attached

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Attached

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Attached

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Attached

V13-13

FINDINGS OF FACT
Double G, LLC / 152 Third Street

Variance relief from the Planning and Zoning Code, Article 1339.04 as it relates to the minimum setbacks in the R-3 District.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Purchased as part of the Westfall property auction, the lackluster structure combined with the developer's newly constructed multi-family structure has helped inspired the developer to think outside the box and continue with the redevelopment of this parcel. The design will compliment other redevelopments in the area with a residential shed-style roof over the porch and stairs; it will be similar to the aforementioned nearby structures owned by Mr. Sheppard.

The Design Professionals have worked diligently to creatively utilize the uniquely shaped non-conforming parcel to maximize the proposed building footprint and related parking while maintaining adequate open space and the enlargement of the sidewalk. The parcels sharp angle at the corner of Third Street and the alley create many challenges, among them are creating a building fitting with the built environment while maintaining the highest and best use for the property and district.

The proposed front setback from the porch roofs are between 4'2" and 5'2", similar to Friend Rentals located on the opposite side of Mclane Alley. One side property boundary is located on a dead end alley. In order to maximize the building's potential, the applicant is also requesting a side variance of two-and-a-half-feet. The opposite side of the building requires a 3-foot variance, only for the front portion of the proposed development, approximately 12'3". The rear of the building requires a four (4) foot variance. The uniquely shaped small realty lends to the reason of the requested variance.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

It appears that nearly all structures on Third Street, including Mr. Sheppard's property on Third Street and McLane Avenue, have a covered front porch that sets as close, or closer to the front setback as the proposed. Other structures appear to have similar front, side, and rear setbacks as the proposed development; most likely done to accomplish maximum building potential. The existing structure encroaches into adjacent property and the City right-of-way, and does not meet setback requirements.

Mr. Sheppard has received like variances at 116 Third Street and on McLane Avenue, and Friend Rentals received like variances at 146 Third Street.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The redevelopment of this parcel will result in the removal of a structure with nonconforming setbacks which encroach into the City's right-of-way and adjacent property. A front side setback variance will

V13-13

keep with the established building line of adjacent properties and will not harm this property or vicinity improvements. Side setback will allow the developers to incorporate beneficial architectural elements, which will only add to the property and surrounding area.

No significant grading will be necessary that would harm the adjoining property, public rights-of-way, or existing utilities. The variance should not affect emergency or service vehicle access to adjacent properties.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

The redevelopment should enhance the value of the area and accordingly contribute to the market value of neighboring structures. Granting this variance cannot improve nor mitigate traffic congestion that is already present within the neighborhood. Likewise, the approval of this variance would have no impact on the land-use characteristics of the vicinity or zoning district.

3

CITY OF MORGANTOWN
PLANNING DEPARTMENT

APR 5 2013
RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-14
RECEIVED:	4/5/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK) **Fee: $75**

I. APPLICANT	Name: Double G, LLC		
Mailing Address:	P.O. Box 4147 (Street)	Phone:	
	Morgantown (City) WV (State) 26505 (Zip)	Mobile:	304-685-3243
		Email:	dsshep1000@hotmail.com
II. PROPERTY	Street Address: 152 Third Street		
Owner:	Same	Zoning:	R-3 & SSOD
Mailing Address:	(Street)	Tax Map No:	20
		Parcel No:	32
	(City) (State) (Zip)	Phone:	

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Variance Relief from Article 1361.03 (P) as it relates to building material within the SOD.

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis	Lisa Mardis	04/04/2013
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

RS2 4/9/2013 CRYSTAL 9:14:45 SITE PLAN PAID 75.00

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

Finance Office Morgantown, WV 26505 (304) 284-7408

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-14
RECEIVED:	4/5/13
COMPLETE:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building:

Estimated number of employees: 0 No. of dwelling units: 3 No. of bedrooms: 6

Additional structure-related details:

☐ **Additional Information** (as required by Staff):

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-14
RECEIVED:	4/5/13
COMPLETE:	

Suggested Scale: 1 square = 5'

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-14
RECEIVED:	4/5/13
COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Attached

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Attached

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Attached

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Attached

V13-14

FINDINGS OF FACT
Double G, LLC / 152 Third Street

Variance relief from the Planning and Zoning Code, Article 1361.03 (P) as it relates to building materials within the Sunnyside Overlay Districts.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Structures in the vicinity and district have dictated exterior design and proposed cladding materials, such as hardiplank. The Design Professionals have actively attempted to incorporate architectural designs that are fitting with the character of the area and are durable in a predominantly student-rental environment. The ground and first-floor levels will be made of brick. The limited view shed along Third Street does not categorize the proposed development as a prominent feature and has been designed to incorporate many required design elements of the Sunnyside Overlay Districts.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

The Planning and Zoning Code states that natural materials are required on the first two floors of the proposed building. The proposed development would utilize brick on the ground and first-floor levels, similar to the previous developments by Mr. Sheppard. The proposed development also intends to utilize material that has been approved in the Sunnyside Overlay Districts, such as Metro Properties, LLC (Glenlock North) and Moser Investment.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Incorporating hardiplank, brick, and other materials in the proposed project will not be harmful to the public welfare or other improvements in the vicinity. The more durable products will last longer and need less maintenance than natural materials. The proposed building will improve the vicinity and hopefully spark future redevelopment in a somewhat blighted area on a primary street.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Granting a variance for building materials cannot add to or mitigate traffic congestion on public streets. The proposed land use is within fitting character of the existing and neighboring structures and will not be modified do to building materials. Market values of adjacent properties should increase with the proposed development and perhaps spark additional development in the area.

CITY OF MORGANTOWN
PLANNING DEPARTMENT
APR 5 2013
RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	4/5/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK) **Fee: $75**

I. APPLICANT	Name:	Double G, LLC		
Mailing Address:	P.O. Box 4147 (Street)		Phone:	
	Morgantown (City)	WV (State)	26505 (Zip)	Mobile: 304-685-3243
			Email:	dsshep1000@hotmail.com

II. PROPERTY	Street Address:	152 Third Street		
Owner:	Same		Zoning:	R-3 & SSOD
Mailing Address:			Tax Map No:	20
	Street		Parcel No:	32
	City	State / Zip	Phone:	

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Variance Relief from Article 1361.03 (E) as it relates to minimum transparency of ground floor facades that are adjacent to public streets.

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis		04/04/2013
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building:

Estimated number of employees: 0 No. of dwelling units: 3 No. of bedrooms: 6

Additional structure-related details:

☐ **Additional Information** (as required by Staff):

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Attached

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Attached

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Attached

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Attached

V13-15

FINDINGS OF FACT
Double G, LLC / 152 Third Street

Variance relief from the Planning and Zoning Code, Article 1361.03 (E) as it relates to minimum transparency of ground floor facades that are adjacent to public streets.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

The Design Professionals diligently worked to incorporate required design concepts and vertical windows on the ground floor and primary façade facing Third Street. The mandated fenestration ratios appear to be more applicable for an urban central business district and not within a streetscape dominated by residential uses. Since Third Street is not currently conducive to commercial uses, the existing architectural style prevalent in the area does not permit the use of the required 60% of ground floor transparency. By permitting a reduced ratio, it would better reflect the existing and desired built environment and provide greater design flexibility.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

The proposed ground floor transparency appears to match or exceed the existing building's ratio as well as those of surrounding properties. The mandated fenestration ratios appear to be more applicable for an urban central business district and not within a streetscape dominated by residential uses. Since Third Street does not appear to be conducive to commercial uses, the existing architectural style prevalent in the area does not permit the use of the required 60% of ground floor transparency. By permitting a reduced ratio, it would better reflect the existing and desired built environment and provide greater design flexibility.

It appears that most other structures within the vicinity and Sunnyside Overlay Districts do not meet the required 60% ground floor transparency for the front facade as set forth in the Planning and Zoning Code. Area redevelopment, such as Glenlock North on University Avenue, Moser Investment, on Beechurst Avenue, Friend Rentals on Third Street, as well as two other developments belonging to Mr. Sheppard on Third Street have each received the same variance being proposed.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Having residential structures containing 60% of transparency on the ground floor creates a safety issue that the applicant would like to avoid. The proposed structure will have transparency fitting with the architectural design of the building and the built environment.

V13-15

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

The proposed multi-family structure, with less than 60% of ground floor transparency, cannot alter land-use characteristics as it will have equal or more transparency and fenestration than most of the structures on Third Street and the immediate vicinity. The approval of this variance cannot add to or mitigate traffic congestion on public streets. The proposed variance will not diminish market values of the area, but should increase the values of surrounding properties and spark additional redevelopment.

CITY OF MORGANTOWN
PLANNING DEPARTMENT
APR 5 2013
RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	4/5/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: $75

I. APPLICANT	Name:	Double G, LLC		
Mailing Address:	P.O. Box 4147 (Street)		Phone:	
	Morgantown (City)	WV (State)	26505 (Zip)	Mobile: 304-685-3243
			Email:	dsshep1000@hotmail.com

II. PROPERTY	Street Address:	152 Third Street		
Owner:	Same		Zoning:	R-3 & SSOD
Mailing Address:	(Street)		Tax Map No:	20
			Parcel No:	32
	(City)	(State)	(Zip)	Phone:

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Variance Relief from Article 1361.03 (O) (1) as it relates to minimum fenestration for building facades facing primary streets and/or public open space

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis	Lisa Mardis	04/04/2013
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	4/5/13
COMPLETE:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: _____

Estimated number of employees: 0 No. of dwelling units: 3 No. of bedrooms: 6

Additional structure-related details:
Fenestration - primary street 5.5% / public open sp. 5.9%

☐ **Additional Information** (as required by Staff):

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Attached

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Attached

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Attached

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Attached

V13-15

FINDINGS OF FACT
Double G, LLC / 152 Third Street

Variance relief from the Planning and Zoning Code, Article 1361.03 (O) (1) as it relates to minimum fenestration for building facades facing primary streets and/or public open spaces.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

The Design Professionals diligently worked to incorporate the required design concepts and vertical windows on the front façade facing Third Street. It appears that the architectural style prevalent in the area does not permit the use of the required 50% of total building fenestration and that a low percentage of fenestration is prevalent on Third Street. It appears that the former director of the Sunnyside Up program and A.J. Schwartz of EPD, LLC who prepared the Sunnyside Revitalization Plan, shared concerns over the required fenestration, and engaged in discussions regarding whether the mandated rations would be more applicable to urban central business districts rather than streetscapes dominated by residential use.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

The proposed fenestration, for the most part, matches or exceeds the existing building's fenestration and that of the surrounding properties. It appears that most other structures within the vicinity and Sunnyside Overlay Districts do not meet the required 50% total building fenestration set forth in the Planning and Zoning Code. Previous development, such as Glenlock North, Ashebrooke, Friend Rentals, and two of the developments by Mr. Sheppard have received the same variance currently proposed.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

Multi-family residential structures containing the required 50% of total building fenestration do not exist within the area. Therefore, the proposed structure will have transparency more fitting with the architectural design of the surrounding buildings and those in the vicinity. The proposed window fenestration will not be harmful to surrounding property or improvements in the vicinity.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

The proposed multi-family structure, with less than 50% of total building fenestration will not alter land-use characteristics as it will have equal or more transparency and fenestration than most of the structures on Third Street and the immediate vicinity. The approval of this variance cannot add to or mitigate traffic congestion on public streets. The proposed variance will not diminish market values of the area, but should increase the values of surrounding properties and spark additional redevelopment.

4

CITY OF MORGANTOWN
PLANNING DEPARTMENT
APR 5 2013
RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	4/5/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: $75

I. APPLICANT	Name:	Double G, LLC		
Mailing Address:	P.O. Box 4147 (Street)		Phone:	
	Morgantown (City)	WV (State)	26505 (Zip)	Mobile: 304-685-3243
			Email:	dsshep1000@hotmail.com

II. PROPERTY	Street Address:	152 Third Street		
Owner:	Same		Zoning:	R-3 & SSOD
Mailing Address:	(Street)		Tax Map No:	20
			Parcel No:	32
	(City)	(State) (Zip)	Phone:	

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Variance Relief from Article 1361.03 (O) (6) as it relates to the majority of window openings being recessed from the exterior building wall along the building's primary facade within the SOD.

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis	Lisa Mardis	04/04/2013
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building:

Estimated number of employees: 0 No. of dwelling units: 3 No. of bedrooms: 6

Additional structure-related details:

☐ **Additional Information** (as required by Staff):

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-15
RECEIVED:	
COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. **There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:**

   Attached

2. **The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:**

   Attached

3. **The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:**

   Attached

4. **The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:**

   Attached

V13-15

FINDINGS OF FACT
Double G, LLC / 116 Third Street

Variance relief from the Planning and Zoning Code, Article 1361.03 (O) (6) as it relates to the majority of window openings being recessed from the exterior building wall along the building's primary façade within the Sunnyside Overlay Districts.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

The Design Professionals incorporated the required design concepts and vertical windows on the primary façade on Third Street. It appears that the lack of recessed window openings on the front façade of the proposed structure does not coincide with the architectural style of the general vicinity. In this instance, it does not appear that the lack of recessed window openings add to or detract from aesthetics and would not be noticeable on the steep terrain of Third Street.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

There appear to be numerous redevelopments in the vicinity that have not included the requirement that a majority of window openings be recessed 4-8 inches from the exterior building wall. It appears that the proposed building will have similar window recession as is dominant in the architectural style of Sunnyside area. Previous redevelopment, such as Metro Properties, LLC (Glenlock North), Moser Investment, on Beechurst Avenue, as well as the developer's buildings at 116 Third Street and 244 McLane Avenue have received the same variance being proposed.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The lack of window shadowing between 4-8 inches will not be harmful to public welfare or improvements in the vicinity. The proposed building will improve the vicinity and hopefully continue to spark redevelopment in a perceivably blighted area on a primary street. The proposed structure will have similar window recession as the surrounding buildings on Third Street and in the vicinity.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Granting a variance from window recession cannot add to or mitigate traffic congestion on public streets. The proposed land use is within fitting character of the existing and neighboring structures. Market values of adjacent properties should increase with the proposed development and perhaps spark additional development in the area.

152 3RD STEET

SHEET LIST	
Sheet Number	Sheet Name
CS	COVER SHEET
CS-N	NOTES
CS-D	DEMOLITION PLAN
A-100	SITE PLAN
A-101	SITE PLAN
A-102	ENLARGED SITE PLANS / DETAILS
A-103	PLAN
A-104	PLAN
A-201	ELEVATIONS
A-301	SECTIONS
A-601	SCHEDULES
A-701	STAIR DETAILS
A-801	RCP

MULTI FAMILY HOUSING R-3
TYPE VB CONSTRUCTION
FULLY SPRINKLERED
IBC 2009 R-2
NEC 2005
NFPA 2009
2003 ICC/ANSI

MILLS GROUP
ARCHITECTURE ■ PLANNING ■ PRESERVATION

MILLS GROUP
ARCHITECTURE ■ PLANNING ■ PRESERVATION
206 HIGH STREET
MORGANTOWN, WV 26505
PH: 304.296.1010
WWW.MILLSGROUPONLINE.COM

PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
COVER SHEET

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING	Conceptual
	Review
	Permitting
	Bidding
	Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

CS

Scale

4/5/2013 2:29:58 PM

SYMBOLS/LEGEND

VIEWNUMBER / SHEETNUMBER	SECTION
VIEWNUMBER / SHEETNUMBER	SEE ENLARGED PLAN PLAN SECTION ELEVATION
OFFICE	ROOM NAME
308	ROOM NUMBER
W	WALL TYPES
3	NOTE LEADERS
VIEWNUMBER / SHEETNUMBER	ELEVATION SYMBOL
01	WINDOW NUMBER
401A	DOOR NUMBER
	EXISTING DOOR
	EXISTING OPENING, NEW DOOR ASSEMBLIES
	NEW DOOR
	NEW PARTITION
	EXISTING CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED
	CMU WALL, BRICK FACE
	CMU WALL
	GLASS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ADD.	ADDENDUM
ADJT.	ADJUSTABLE (MENT)
A/C	AIR CONDITIONING
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
APPROX.	APPROXIMATE (LY)
ARCH.	ARCHITECT
BSMT.	BASEMENT
B.P.L.	BEARING PLATE
B.M.	BENCH MARK
BEL.	BELOW
BM.	BEAM
BRG.	BEARING
BLK	BLOCK
BD.	BOARD
BOT.	BOTTOM
BRK.	BRICK
BLDG.	BUILDING
B.U.R.	BUILT UP ROOFING
CAB.	CABINET
CPT.	CARPET
CSMT.	CASEMENT
CLG.	CEILING
CEM.	CEMENT
CER.	CERAMIC
C.T.	CERAMIC TILE
C.M.T.	CERAMIC MOSAIC TILE
CLR.	CLEAR (ANCE)
C.O.	CLEAN OUT
CL.	CLOSET
COL.	COLUMN
QCO.	COMPANY
CONC.	CONCRETE
C.M.A.	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.JT	CONTROL JOINT
CTR.	COUNTER
C.FT.	CUBIC FOOT
C.FD.	CUBIC YARD
D.L.	DETAIL
DIAM.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
DN.	DOWN
DS.	DOWNSPOUT
DWR.	DRAWER
DWG.	DRAWING
D.F.	DRINKING FOUNDATION

D.L.	DETAIL
DIAM.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
DN.	DOWN
DS.	DOWNSPOUT
DWR.	DRAWER
DWG.	DRAWING
D.F.	DRINKING FOUNDATION
E	EAST
ELEC.	ELECTRIC (AL)
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSE (URE)
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
E.J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
F.W.C.	FABRIC WALL COVERING
F.O.S.	FACE OF STUDS
FAS.	FASTEN (ER)
FGL.	FIBERGLASS
FIN.	FINISH(ED)
FL.	FLOOR (ING)
F.D.	FLOOR DRAIN
FLUOR.	FLUORESCENT
FT.	FOOT (FEET)
FTG.	FOOTING
FND.	FOUNDATION
FUT.	FUTURE
F.R.	FIRE RATED
GA.	GAGE, GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.C.	GENERAL CONTRACT (OR)
GL.	GLASS, GLAZING
GR.	GRADE
GYP. BD.	GYPSUM WALLBOARD
HC	HANDICAP
HR.	HOUR
HDW.	HARDWARE
HWD.	HARDWOOD
HDR.	HEATER
HTG.	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
H.A.	HEAVY DUTY
HT.	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
H.B.	HOSE BIB
H.W.H.	HOT WATER HEATER

IN	.INCH
INCL	.INCLUDE (D), (ING)
I.D.	INSIDE DIAMETER
INSUL.	INSULATE (D), (ION)
INT.	INTERIOR
INV.	INVERT
J.C.	JANITOR'S CLOSET
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
KDN.	KNOCKDOWN
K.O.	KNOCKOUT
LBL.	LABEL
LAB.	LABORATORY
LAD.	LADDER
LAM.	LAMINATE (D)
LAV.	LAVORATORY
L.H.	LEFT HAND
LT.	LIGHT
LT.WT.	LIGHTWEIGHT
L.F.	LINEAR FOOD
LL.	LIVE LOAD
LVR.	LOUVER
LUM	LUMINOUS
MH.	MANHOLE
MFR.	MANUFACTURE
MAR.	MARBLE
MAS.	MASONRY
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MATL	MATERIAL (S)
MAX.	MAXIMUM
MECH.	MECHANIC (AL)
MWK.	MILLWORK
MIN.	MINIMUM (S)
MISC.	MISCELLANEOUS
MOD.	MODULAR
MT.	MOUNT (ED), (ING)
MOV.	MOVABLE
MULL.	MULLION
RAD.	RADIUS
RECEP.	RECEPTACLE
REFRIG.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCE (D), (ING)
REQD.	REQUIRED
R.A.	RETURN AIR
REV.	REVISION (S), (ED)
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
R.O.W .	RIGHT OF WAY
R.D	.ROOF DRAIN
R.F.G.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE

SECT.	SECTION
SHTH.	SHEATHING
SIM.	SIMILAR
S.C.	SOLID CORE
S	SOUTH
SPEC.	SPECIFICATION
SQ.	SQUARES.S.STAINLESS STEEL
STD.	STANDARDS
TL.	STEEL
STOR.	STORAGE
S.A.	STORM DRAIN
STRUCT.	STRUCTURAL
SURF.	SURFACE
SUSP.	SUSPENDED
SYM.	SYMMETRY (OR SYMBOL)
TEL.	TELEPHONE
TV.	TELEVISION
TER.	TERRAZZO
THK.	THICK (NESS)
THRESH.	THRESHOLD
T&G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.SL.	TOP OF SLAB
T.O.S.	TOP OF STEEL
T.O.W.	TOP WALL
TYP.	TYPICAL
U.L.	UNDERWRITER'S LAB, INC.
U.N.O.	UNLESS OTHERWISE NOTED
UR.	URINAL
VAR.	VARIES
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
WSCT.	WAINSCOT
W.H.	WALL HUNG
W.C.	WATER CLOSET
W.R.	WATER RESISTANT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W	WEST
W.	WIDTH, WIDE
W.F.	WIDE FLANGE
WIN.	WINDOW
WD.	WOOD
YD.	YARD

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH:
THE CURRENT ED. IRC 2009 BUILDING CODE.
THE CURRENT ED. NATIONAL ELECTRIC CODE.
THE CURRENT ED. 2004 NFPA 101
ALL OTHER APPLICABLE RULES AND REGULATIONS.

2. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. COMMENCEMENT OF THE WORK INDICATES THAT THE CONTRACTOR IS FAMILIAR WITH THESE DOCUMENTS AND AGREES TO ALL THE TERMS CONTAINED HEREIN.

4. WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

5. DO NOT SCALE DRAWINGS, WHERE MISSING OR CONFLICTING DIMENSIONS OCCUR, CONTRACTOR SHALL CONTACT ARCHITECT WITHOUT DELAY FOR CLARIFICATION.

6. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.

7. UNLESS OTHERWISE INDICATED IN THESE SPECIFICATIONS, THE CONTRACTOR, ALL SUB-CONTRACTORS AND SUPPLIERS SHALL PROVIDE GUARANTEES BASED ON INDUSTRY RECOGNIZED STANDARDS FOR THEIR PRODUCTS AND SERVICES. IN NO CASE SHALL THESE GUARANTEES REMAIN IN EFFECT FOR LESS THAN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

8. IT IS INTENDED THAT ALL WORK BE OF FIRST QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADES INVOLVED.

9. SUB-CONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL HIS WASTE MATERIALS FROM ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.

10. SUB-CONTRACTORS SHALL PROVIDE THE GENERAL CONTRACTOR WITH SUCH PLANS AND INFORMATION AS MAY BE REQUIRED FOR THE ISSUANCE OF ACCEPTANCE CERTIFICATES.

EXCAVATION

1. EXCAVATE TO UNDISTURBED SOIL. BOTTOM OF FOOTING SHALL EXTEND BELOW LOCAL FROST LINE AND TO A MINIMUM DEPTH OF 12" BELOW ADJACENT GRADE. (PRESUMED 2000 PSF SOIL BEARING CAPACITY)

2. EXPANSIVE, COMPRESSIVE OR SHIFTING SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSUME A STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE.

FOUNDATION

1. PROVIDE $\frac{1}{2}$" DIA STEEL ANCHOR BOLTS 6'-0" O.C., 1'-0" MAX. FROM CORNERS AND 1'-0" MAX. FROM ENDS OF EACH PLATE SECTION, WITH 7" MIN. EMBEDMENT.

2. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.

3. SLOPE GRADE AWAY FROM FOUNDATION WALL 6" MIN. WITHIN THE FIRST 10 FEET.

4. PROVIDE PRESSURE TREATED LUMBER FOR SILLS, PLATES, BANDS, AND ANY LUMBER IN CONTACT WITH MASONRY.

5. PROVIDE APPROVED AND BONDED CHEMICAL SOIL TREATMENT AGAINST FUNGUS, TERMITES AND OTHER HARMFUL INSECTS.

BASEMENT

1. ALL GIRDER JOINTS SHALL BREAK ON COLUMN CENTER LINES (STAGGERED) AND ENDS OF GIRDERS SHALL REST ON SOLID MASONRY.

2. DOUBLE SILL AND USE LEDGER OVER ALL BASEMENT OPENINGS.

FRAMING

1. ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, GIRDERS, HEADERS, SILLS AND BEAMS SHALL BE NO. 2 SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

2. ALL LOAD BEARING WALLS SHALL BE STUD GRADE SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

3. DESIGN SPECIFICATIONS FOR LAMINATED VENEER LUMBER(LVL) BEAMS AND HEADERS: GRADE: 2950FB-2.0E
BENDING FB: 2950
MOE : 2.0 X 10 ^6
SHEAR FV: 290

4. PROVIDE FOAM SILL SEAL BETWEEN MASONRY FOUNDATION WALL AND PRESSURE TREATED WALL SILL PLATE.

INSULATION & MOISTURE PROTECTION

1. PROVIDE 30 LB. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENINGS TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.

2. PROVIDE MINIMUM ONE LAYER OF 30 LB. SYNTHETIC ROOFING UNDERLAYMENT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.

3. PROVIDE INSULATION AS FOLLOWS:

ROOF/ATTIC AREAS:	R-38, FIBERGLASS BATT OR BLOW
EXTERIOR WALLS:	R-19, KRAFT-FACED, FIBERGLASS BATT
BASEMENT EXTERIOR WALLS:	R-10, FOIL-FACED, FIBERGLASS BATT
WINDOW/GLASS:	U-FACTOR ≥ 0.40
SKYLIGHTS:	U-FACTOR ≥ 0.60

4. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOWS AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL COPINGS AND SILLS.

5. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFIT AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

STAIRS, HANDRAILS, AND GUARDS

1. STAIRS SHALL COMPLY WITH SECTION R311.5 OF THE IRC. STAIRWAYS SHALL NOT BE LESS THEN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT; 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE; 27 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 ABOVE TREAD NOSING.

2. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES.

3. MAXIMUM STAIR RISER HEIGHT SHALL BE 8 - $\frac{1}{4}$ INCHES AND A MINIMUM TREAD DEPTH SHALL BE 9 INCHES. (UNLESS NOTED OTHERWISE IN CONTRACT DRAWINGS)

4. PORCHES, BALCONIES, RAMPS, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. BALCONIES OVER 8' ABOVE GRADE SHALL HAVE GUARDS AT 42" IN HEIGHT.

5. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

MISCELLANEOUS

1. PROVIDE APPROVED VAPOR BARRIER ON WARM SIDE OF HEATED SPACE WHEN INSULATING FLOOR, WALLS, AND CEILING.

2.LOCATE ALL CONVENIENCE OUTLETS ABOVE KITCHEN BASE CABINETS 42" ABOVE FINISHED FLOOR.

EMERGENCY EGRESS REQUIREMENTS

1. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY CONFORMITY WITH EGRESS REQUIREMENTS BASED ON SPECIFICATIONS PROVIDED BY WINDOW MANUFACTURER.

2. 2009 INTERNATIONAL RESIDENTIAL CODE
THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THEN 44 INCHES ABOVE FINISHED FLOOR. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

DESIGN LOADS

1. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.

2. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:

FLOOR LOAD (U.O.N.)	LL = 40 PSF / DL = 10 PSF
SLEEPING RMS./ATTIC WITH FIXED STAIR	LL = 30 PSF / DL = 10 PSF
GARAGE FLOOR	LL = 50 PSF / 2000# POINT
ROOF LIVE LOAD	MIN. 30 PSF
ATTIC AND TRUSS BOTTOM CHORD	LL = 20 PSF (LIMITED STORAGE)
	LL = 10 PSF (NO STORAGE)

3. ROOF SNOW LOAD DESIGN CRITERIA:

GROUND SNOW LOAD (PG)=	30 PSF
FLAT ROOF SNOW LOAD (PF)=	21 PSF
EXPOSURE FACTOR (CE) =	1
IMPORTANCE FACTOR (I) =	1

4. WIND LOAD DESIGN CRITERIA:

BASIC WIND SPEED =	90 MPH
WIND EXPOSURE =	B
IMPORTANCE FACTOR (I) =	1

5. SUBJECT TO DAMAGE FROM:

WEATHERING	SEVER
FROST LINE DEPTH	36"
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE

6. TEMPERATURE:

WINTER DESIGN TEMPERATURE	13° F
ICE SHIELD UNDERLAYMENT REQUIRED	YES
AIR FREEZING INDEX	300
MEAN ANNUAL TEMPERATURE	55° F

7. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

FIRE SUPPRESSION SYSTEM

1. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO COORDINATE ANY AND ALL FIRE SUPRESSION SYSTEMS INCLUDEING BUT NOT LIMITED TO STAND PIPES, WATER MAIN ENTRY LOCATION SPRINKLE HEAD DESING AND LAYOUT, SMOKE DETECTORS, ETC.

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
NOTES

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING	Conceptual
	Review
	Permitting
	Bidding
	Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

CS-N

Scale

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DEMOLITION GENERAL NOTES

THE SITE SHALL BE STRIPPED OF EXISTING IMPROVEMENTS WITHIN THE PERIMETER CITY SIDEWALKS AND OWNERS PROPERTY. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.

REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.

PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.

EXISTING BUILDING ADDITIONS, PAVEMENT, SIDEWALKS CURBS DRIVEWAYS, ELECTRICAL TRANSFORMER, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, LAWNS, TREES, BUSHES, MAILBOXES, SIGNS, POWER POLES ETC., TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDING ADDITIONS TO REMAIN SHALL BE PROTECTED.

SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT TO REMAIN WILL OCCUR.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER.

THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILTY COMPANIES AND DEPARTMENTS 72 HOURS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE EXCAVATION. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.

ALL SANITERY AND WATER NEEDS TO BE CAPPED BEFORE ANY DEMOLITION PERMITS WILL BE ISSUED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTALS AS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.

ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL THE EXISTING UTILITIES ARE THE CONTRACTORS RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF DEMOLITION ACTIVITIES.

REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS. AREAS TO BE REMOVED SHALL BE SAW CUT CLEAN, NEAT AND TRUE TO LINE. REMOVE ALL NONORGANIC MATTER THAT WOULD INTERFERE WITH THE GROWTH OF TURF OR PLANT MATERIAL.

THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. NO DEMOLITION, GRADING OR OTHER WORK SHALL COMMENCE WITHIN EASEMENTS ON ADJACENT PROPERTIES UNTIL A COORDINATION MEETING HAS BEEN HELD BETWEEN THE CITY, SCHOOL CORP. REPRESENTATIVE, ARCHITECT AND ADJACENT PROPERTY OWNERS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCIES.

EXISTING BUILDINGS TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING BASEMENT WALLS, SLABS AND FOUNDATIONS.

RECYCLED CRUSHED OR PULVERIZED CONCRETE OR MASONRY MAY BE USED AS BACKFILL OR IN NEW CONSTRUCTION ONLY IF APPROVED BY THE STRUCTURAL AND GEOTECHNICAL ENGINEER.

PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL STOCKPILE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. INCLUDING REMOVAL OF TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH TO ERADICATE FROM SUB-GRADE, A MINIMUM DEPTH OF 42".

THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.

CONSULT AN ARBOREST FOR TRIMMING OF TREE AS NEEDED COORDINATE WITH OWNER

COORDINATE CAPPING AND REMOVAL DURING DEMOLITION

STONE TO BE DEMOLISHED

STAIR TO BE DEMOLISHED

STRUCTURE HAS BEEN DEMOLISHED

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
DEMOLITION PLAN

Drawing Set Number

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No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING

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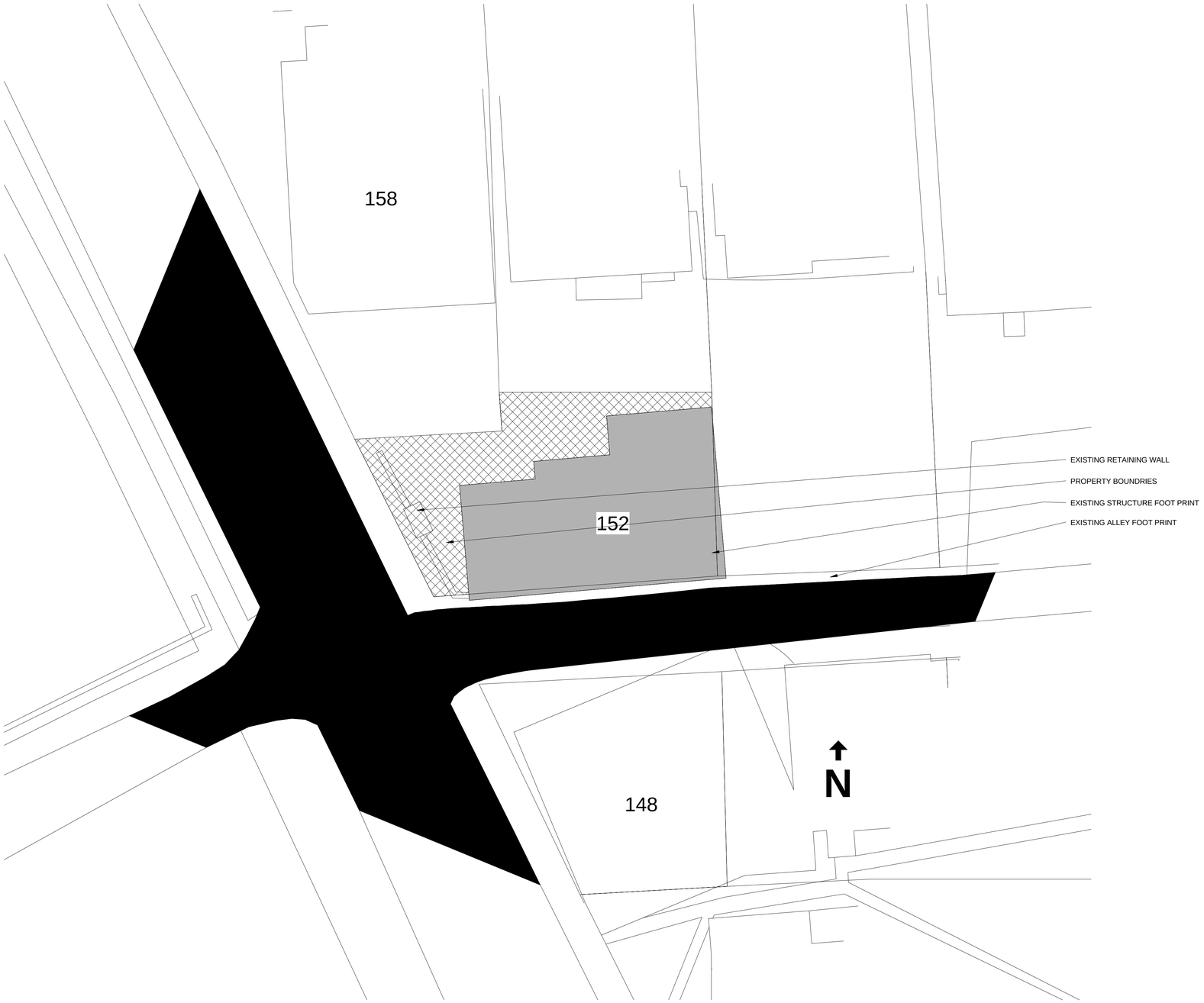

1 EXISTING SITE PLAN
1" = 10'-0"

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PROJECT:
152 3RD STEET

Morgantown, WV

DOUG SHEPHARD

SITE PLAN

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Scale 1" = 10'-0"

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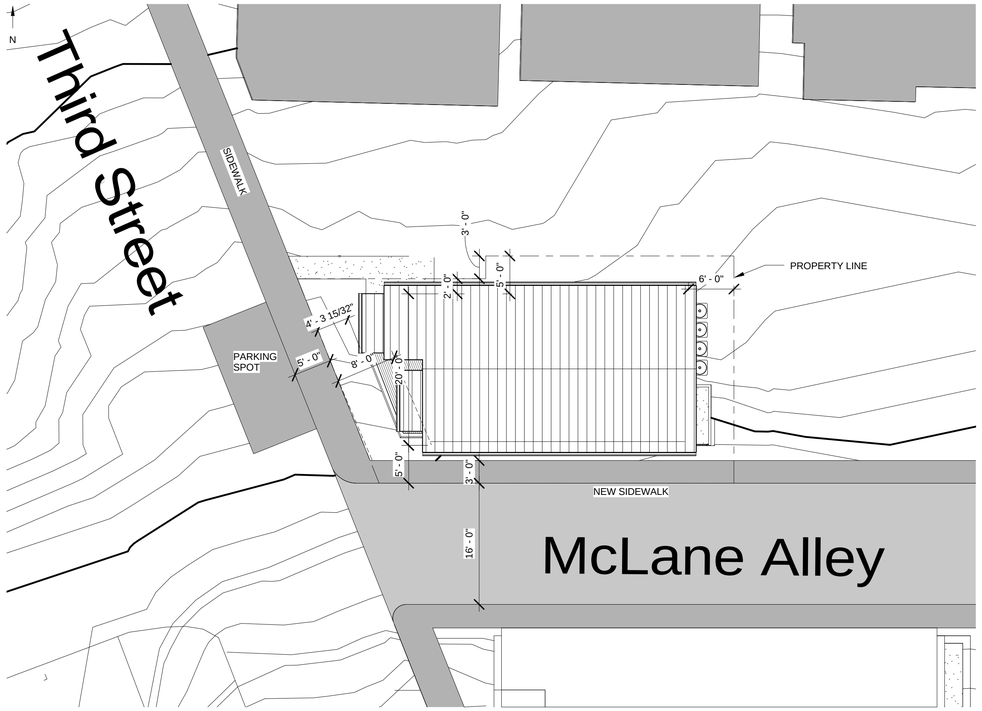
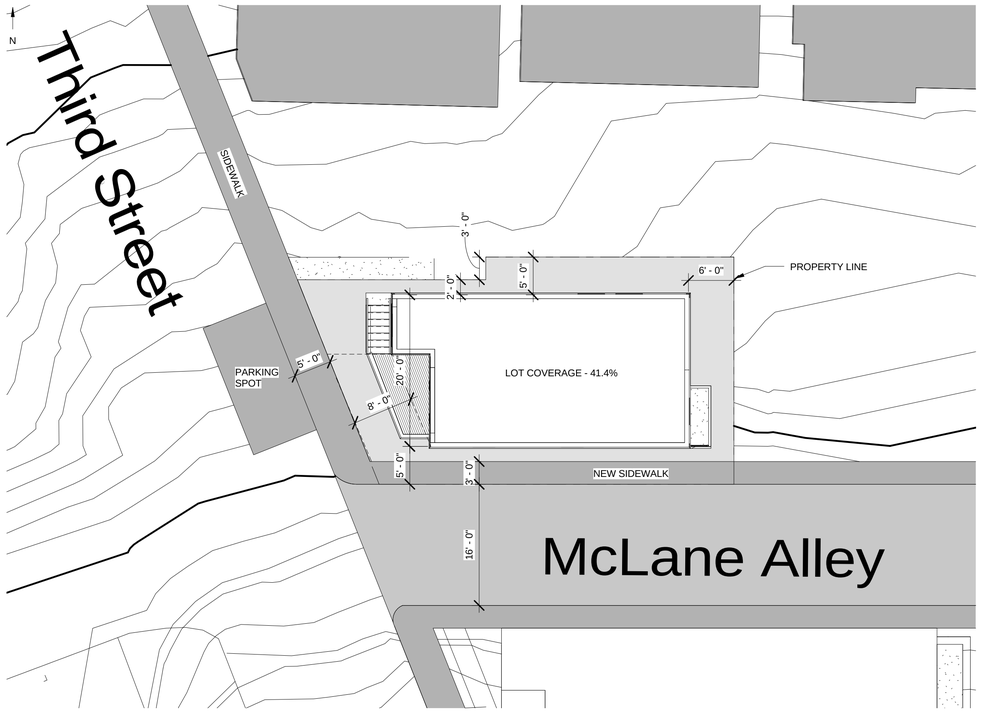


1 SITE PLAN
1" = 10'-0"



3 SET BACK PLAN
1" = 10'-0"

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SITE PLAN

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A-101

Scale 1" = 10'-0"

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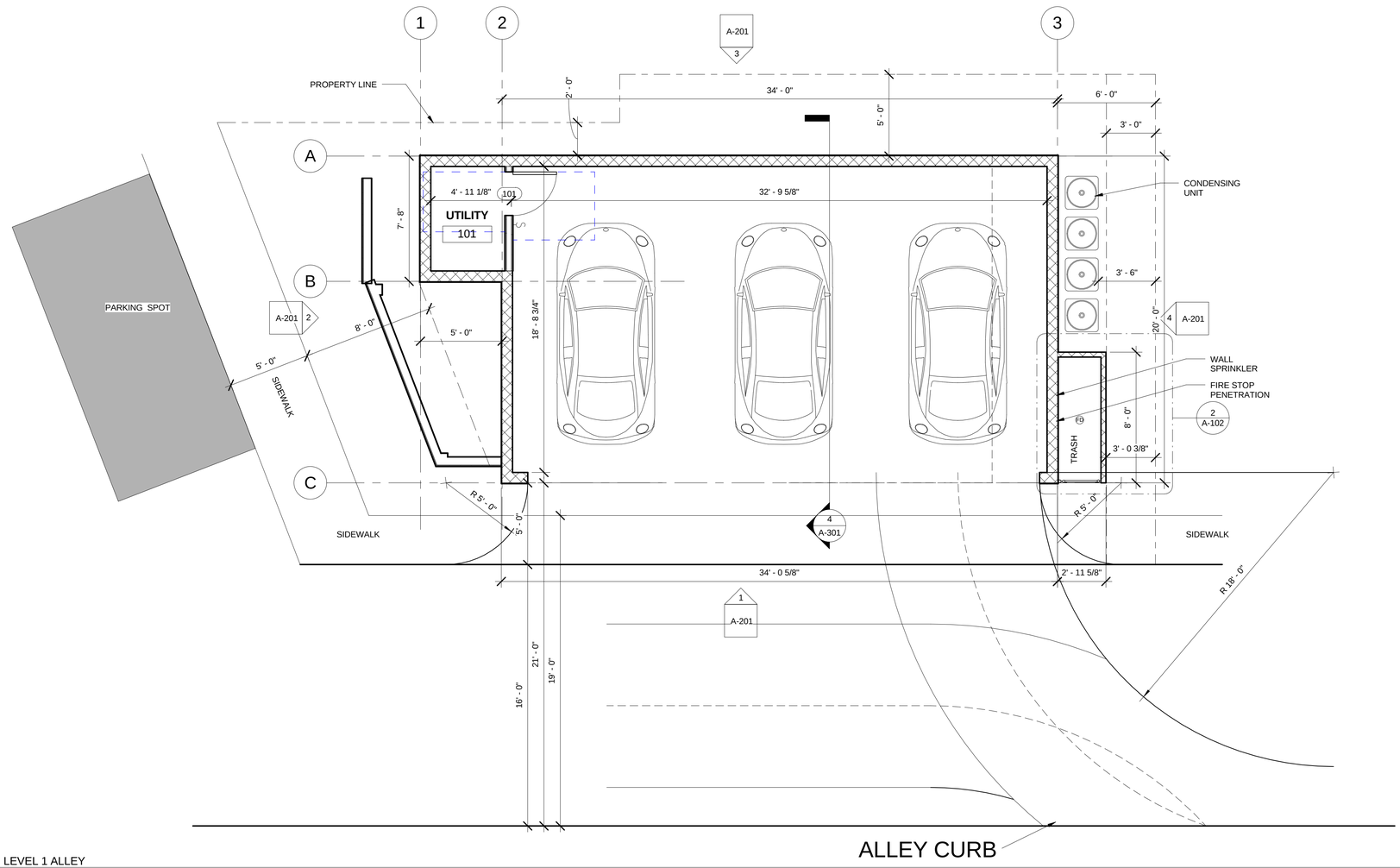
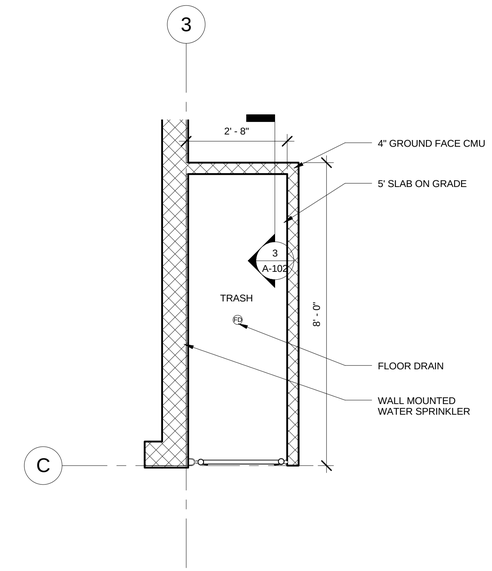
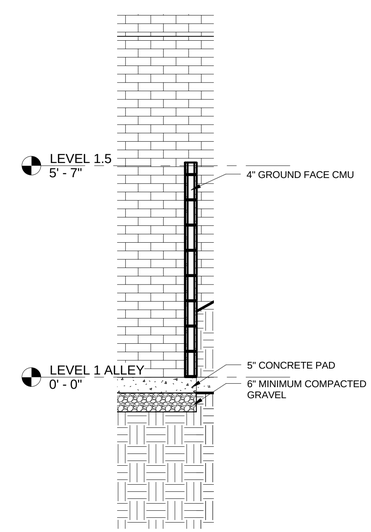


1 LEVEL 1 ALLEY
1/4" = 1'-0"

NOTE: FIRE STOP ALL PENETRATIONS ACCORDING TO UL SECTION G THROUGH PENETRATION FIRESTOPS ACCORIDING TO RATING LISTED ON WALL TYPE



2 CALLOUT OF LEVEL 1 ALLEY
1/2" = 1'-0"



3 TRASH SECTION DETAIL
1/2" = 1'-0"

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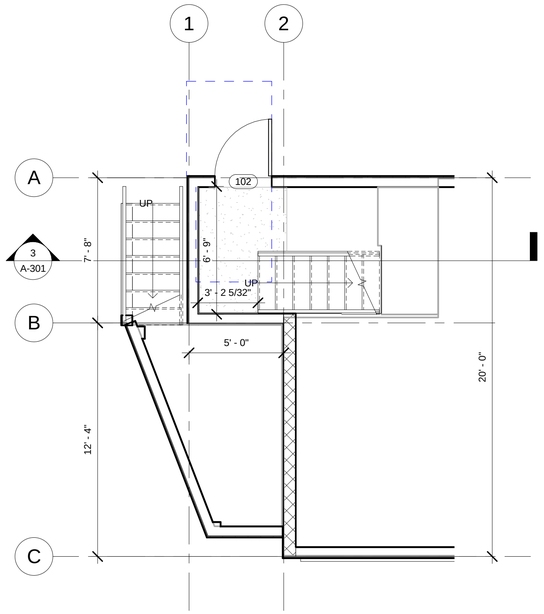
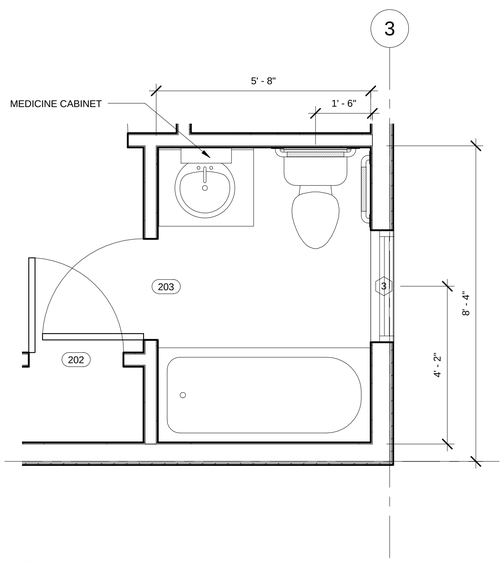
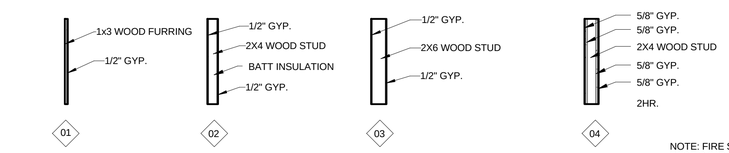


4 LEVEL 1.5
1/4" = 1'-0"

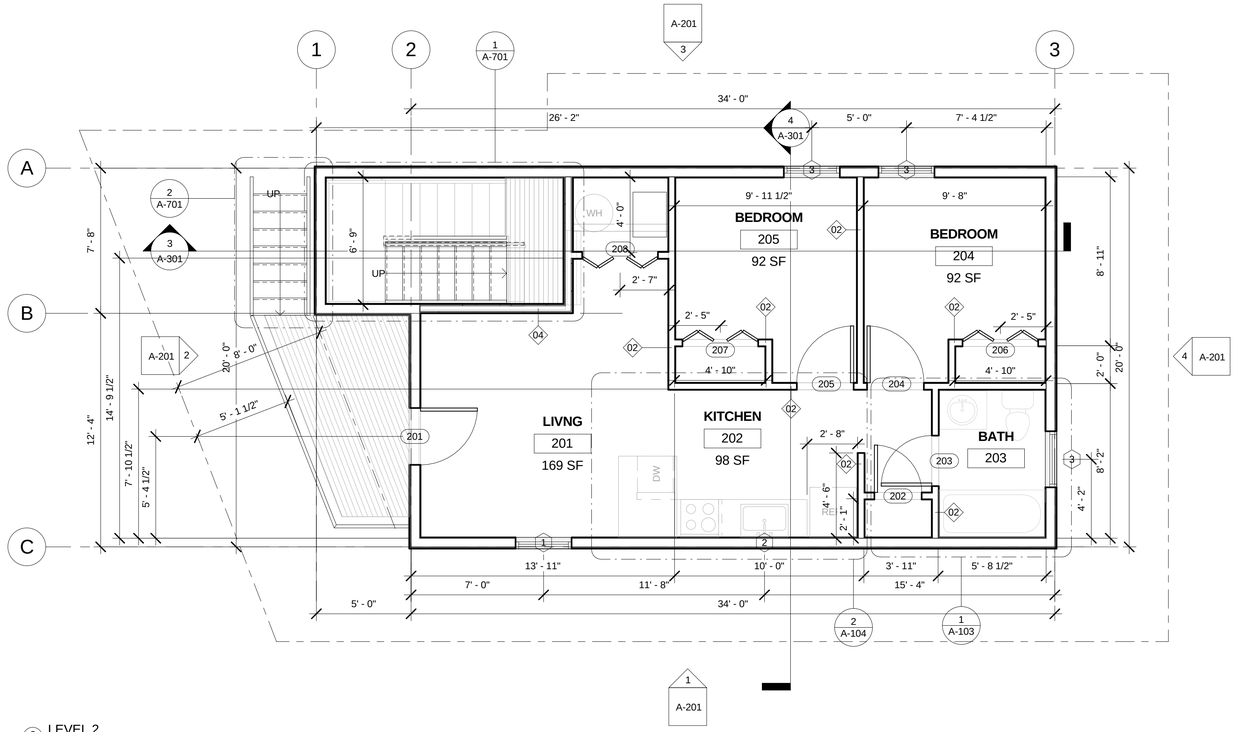


1 TYPICAL BATHROOM
1/2" = 1'-0"

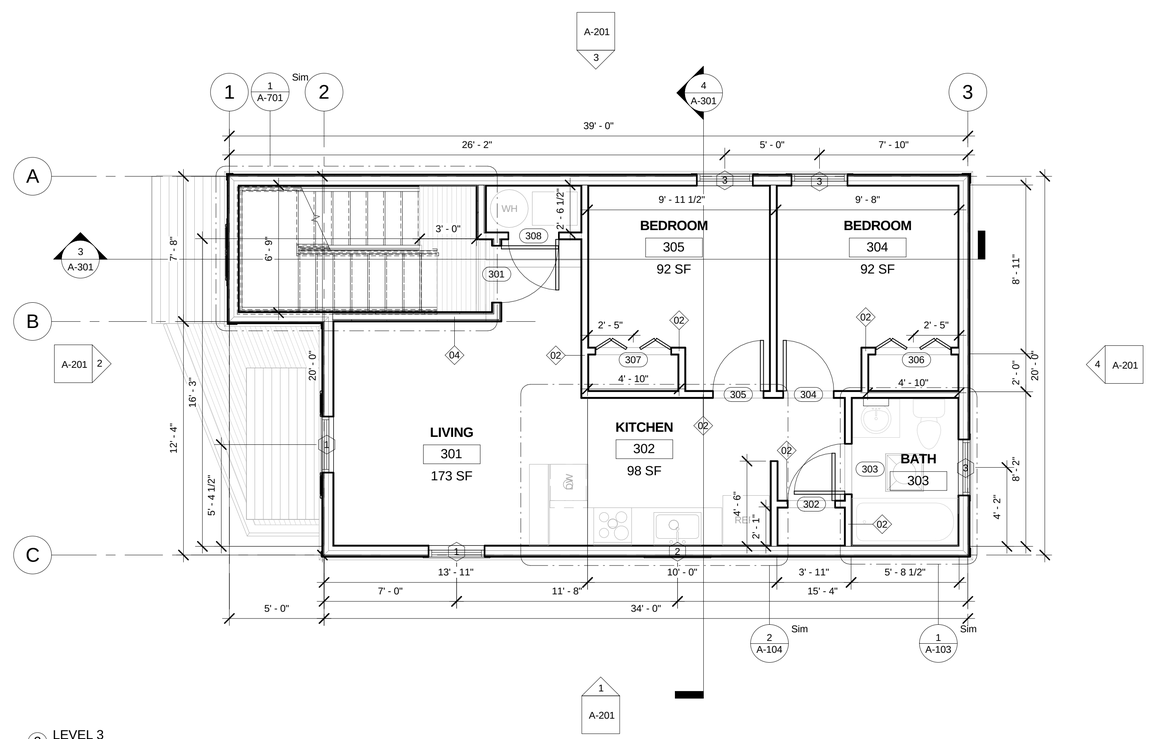


WALL TYPES
3/8" = 1'-0"

NOTE: FIRE STOP ALL PENETRATIONS ACCORDING TO UL SECTION G THROUGH PENETRATION FIRESTOPS ACCORIDING TO RATING LISTED ON WALL TYPE



2 LEVEL 2
1/4" = 1'-0"



3 LEVEL 3
1/4" = 1'-0"

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Morgantown, WV
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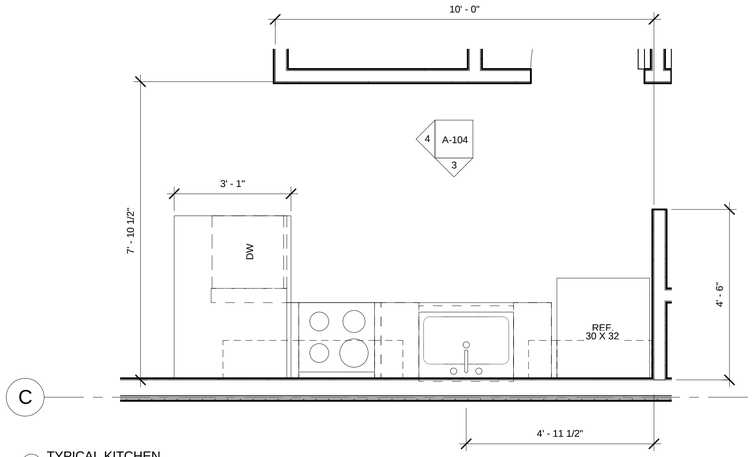
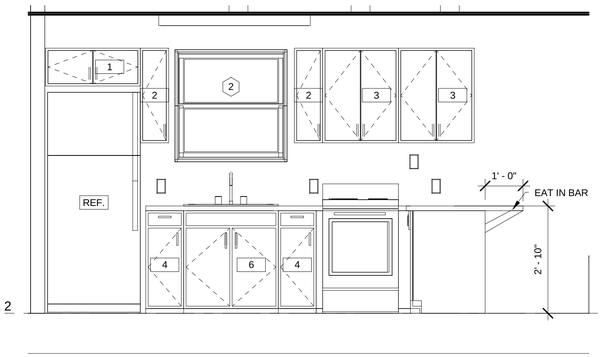
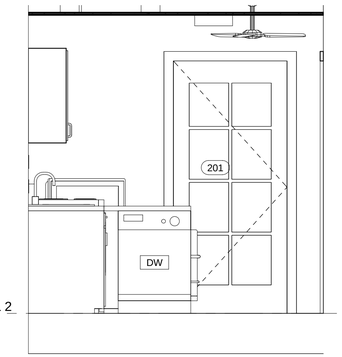


2 TYPICAL KITCHEN
1/2" = 1'-0"



LEVEL 2
10' - 0"

3 TYPICAL KITCHEN 01
1/2" = 1'-0"

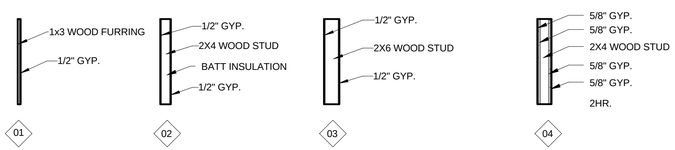


LEVEL 2
10' - 0"

4 TYPICAL KITCHEN 02
1/2" = 1'-0"

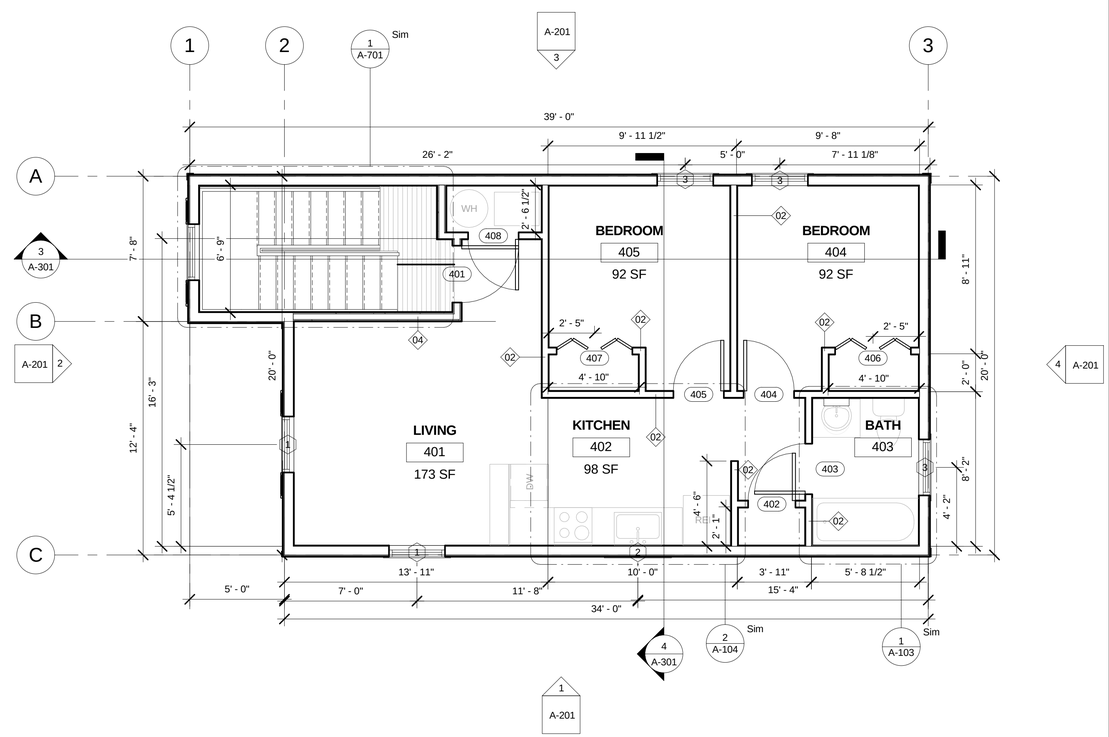
CASEWORKS SCHEDULE

Type Mark	OmniClass Title	Family	Family and Type	Type	Height	Width	Level
	Bathroom Casework	Vanity Counter Top w Round Sink Hole	Vanity Counter Top w Round Sink Hole: 24" Depth	24" Depth	2' - 7"		LEVEL 2
	Bathroom Casework	Vanity Counter Top w Round Sink Hole	Vanity Counter Top w Round Sink Hole: 24" Depth	24" Depth	2' - 7"		LEVEL 3
	Bathroom Casework	Vanity Counter Top w Round Sink Hole	Vanity Counter Top w Round Sink Hole: 24" Depth	24" Depth	2' - 7"		LEVEL 4
2	Kitchen Casework	Upper Cabinet-Single Door-Wall	Upper Cabinet-Single Door-Wall: 9"	9"	2' - 6"	0' - 9"	LEVEL 2
2	Kitchen Casework	Upper Cabinet-Single Door-Wall	Upper Cabinet-Single Door-Wall: 9"	9"	2' - 6"	0' - 9"	LEVEL 2
4	Kitchen Casework	Base Cabinet-Single Door & Drawer	Base Cabinet-Single Door & Drawer: 12"	12"	2' - 10 1/2"	1' - 0"	LEVEL 2
4	Kitchen Casework	Base Cabinet-Single Door & Drawer	Base Cabinet-Single Door & Drawer: 12"	12"	2' - 10 1/2"	1' - 0"	LEVEL 2
3	Kitchen Casework	Upper Cabinet-Double Door-Wall	Upper Cabinet-Double Door-Wall: 24"	24"	2' - 6"	2' - 0"	LEVEL 2
3	Kitchen Casework	Upper Cabinet-Double Door-Wall	Upper Cabinet-Double Door-Wall: 24"	24"	2' - 6"	2' - 0"	LEVEL 2
	Kitchen Casework	Counter Top-Island w Sink Hole	Counter Top-Island w Sink Hole: 24"	24"	3' - 0"		LEVEL 2
	Kitchen Casework	Counter Top-L Shaped w Sink Hole	Counter Top-L Shaped w Sink Hole: 24" Depth	24" Depth	3' - 0"		LEVEL 3
	Kitchen Casework	Counter Top-L Shaped w Sink Hole	Counter Top-L Shaped w Sink Hole: 24" Depth	24" Depth	3' - 0"		LEVEL 4
6	Kitchen Casework	Base Cabinet-Double Door Sink Unit	Base Cabinet-Double Door Sink Unit: 30"	30"	2' - 10 1/2"	2' - 6"	LEVEL 2
1	Kitchen Casework	Upper Cabinet-Double Door-Wall	Upper Cabinet-Double Door-Wall: 30" Short	30" Short	1' - 0"	2' - 6"	LEVEL 2
	Kitchen Casework	Counter Top-Island	Counter Top-Island: 48" Depth	48" Depth	3' - 0"		LEVEL 2
	Kitchen Casework	Counter Top-Island	Counter Top-Island: 48" Depth	48" Depth	3' - 0"		LEVEL 3
	Kitchen Casework	Counter Top-Island	Counter Top-Island: 48" Depth	48" Depth	3' - 0"		LEVEL 4
	Kitchen Casework	Base Cabinet-Filler	Base Cabinet-Filler: Base Cabinet-Filler	Base Cabinet-Filler	2' - 10 1/2"	0' - 4 1/2"	LEVEL 2
	Kitchen Casework	Base Cabinet-Filler	Base Cabinet-Filler: Base Cabinet-Filler	Base Cabinet-Filler	2' - 10 1/2"	0' - 2 1/16"	LEVEL 2
	Kitchen Casework	Base Cabinet-Filler	Base Cabinet-Filler: Base Cabinet-Filler	Base Cabinet-Filler	2' - 10 1/2"	0' - 3 25/32"	LEVEL 2
	Kitchen Casework	Base Cabinet-Filler	Base Cabinet-Filler: Base Cabinet-Filler	Base Cabinet-Filler	2' - 10 1/2"	0' - 4 1/2"	LEVEL 3
	Kitchen Casework	Base Cabinet-Filler	Base Cabinet-Filler: Base Cabinet-Filler	Base Cabinet-Filler	2' - 10 1/2"	0' - 4 1/2"	LEVEL 4



WALL TYPES
3/8" = 1'-0"

NOTE: FIRE STOP ALL PENETRATIONS ACCORDING TO UL SECTION G THROUGH PENETRATION FIRESTOPS ACCORIDING TO RATING LISTED ON WALL TYPE



1 LEVEL 4
1/4" = 1'-0"

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DOUG SHEPHARD
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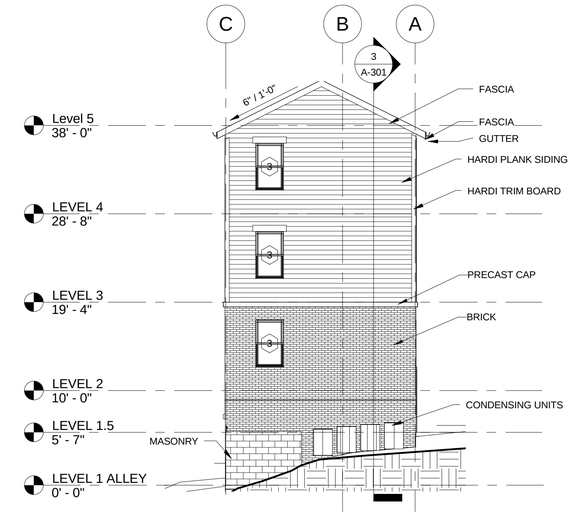
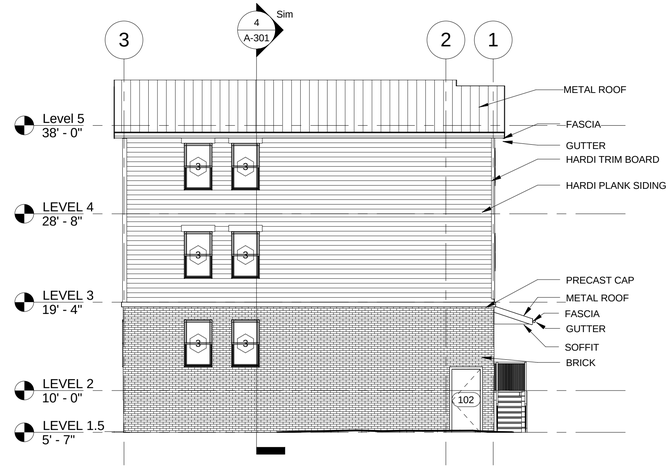
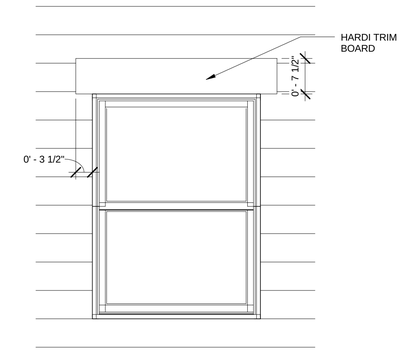


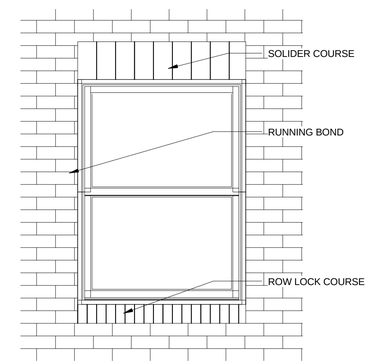
4 EAST
1/8" = 1'-0"



3 NORTH
1/8" = 1'-0"



6 TRIM BOARD DETAIL AROUND WINDOW
3/4" = 1'-0"

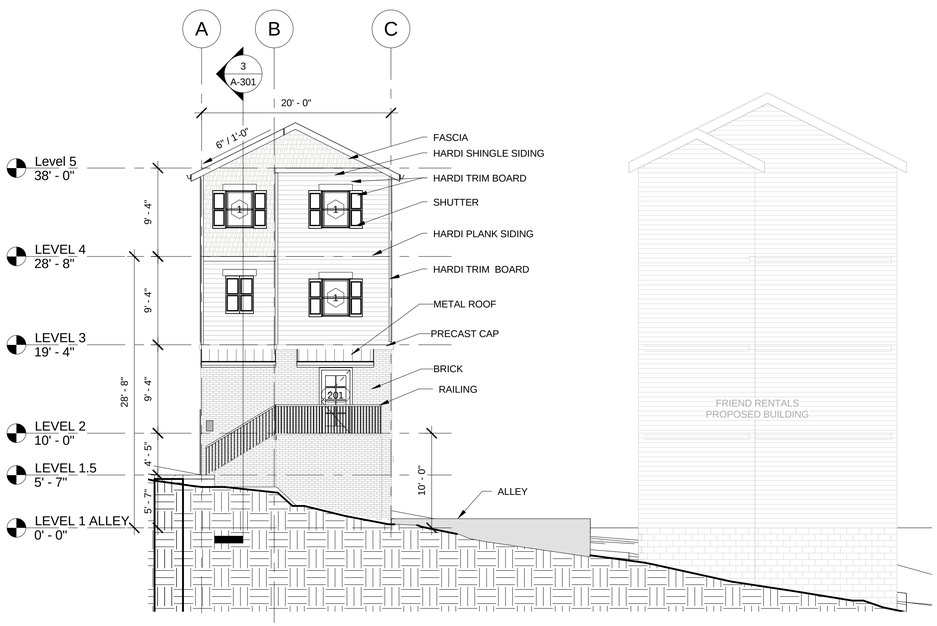


5 BRICK DETAIL AROUND WINDOW
3/4" = 1'-0"

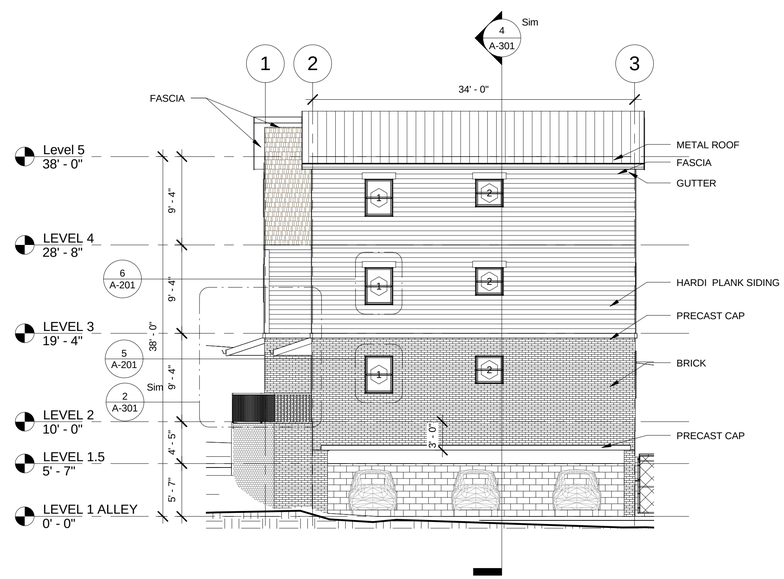
TOTAL TRANSPARENCY - 6.3%
GROUND FLOOR TRANSPARENCY - 12.3%
PUBLIC STREET TRANSPARENCY - 5.9%
THIRD STREET TOTAL TRANSPARENCY - 5.5%

4'-5" ELEVATION CHANGE FROM SIDEWALK LEVEL AT FRONT OF STRUCTURE TO LEVEL 1 LIVING AREA. THIS WOULD MAKE FOR A 53'-0" LONG RAMP WHICH WOULD NEED 12'-0" OF LANDINGS FOR A TOTAL RUN OF 65'-0" LINEAL FEET OF RAMP AREA. GIVEN THE SITE CONSTRAINTS OF THIS PROPERTY MAKES ADA COMPLANCE VERY PROHIBITIVE.

5'-7" ELEVATION CHANGE FROM GARAGES AT ALLEY TO SIDEWALK AT FRONT OF STRUCTURE. THIS WOULD MAKE FOR A 67'-0" LONG RAMP WHICH WOULD NEED 12'-0" OF LANDINGS FOR A TOTAL RUN OF 79'-0" LINEAR FEET OF RAMP AREA. GIVEN THE SITE CONSTRAINTS OF THIS PROPERTY MAKES ADA COMPLIANCE VERY PROHIBITIVE.



2 WEST (3RD STREET ELEVATION)
1/8" = 1'-0"



1 SOUTH (ALLEY ELEVATION)
1/8" = 1'-0"

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
ELEVATIONS

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING

- Conceptual
- Review
- Permitting
- Bidding
- Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

A-201

Scale As indicated

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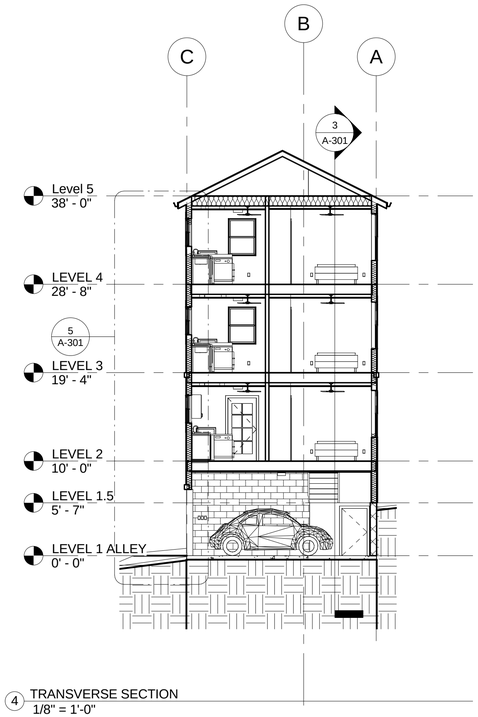
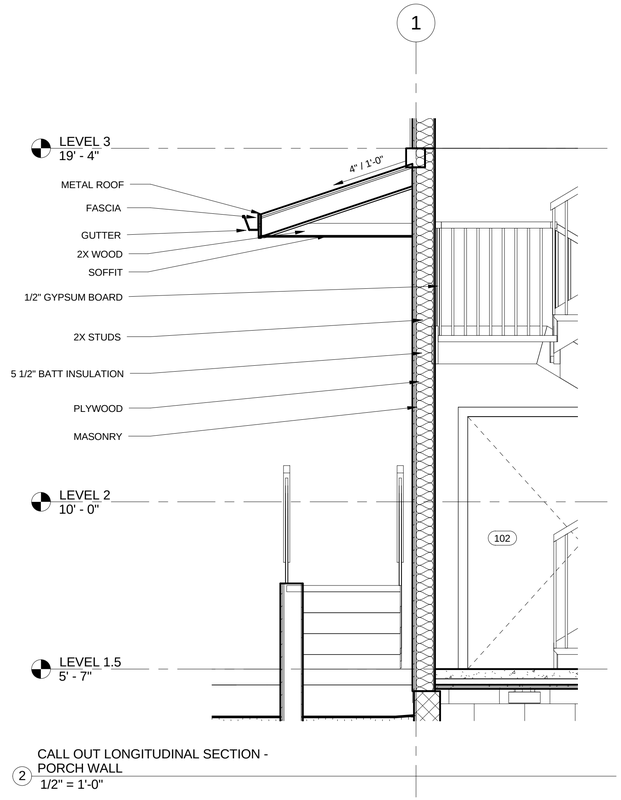
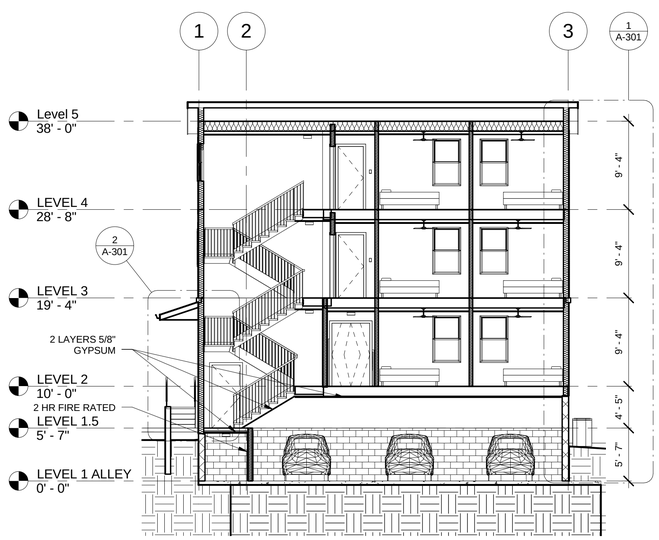


4 TRANSVERSE SECTION
1/8" = 1'-0"

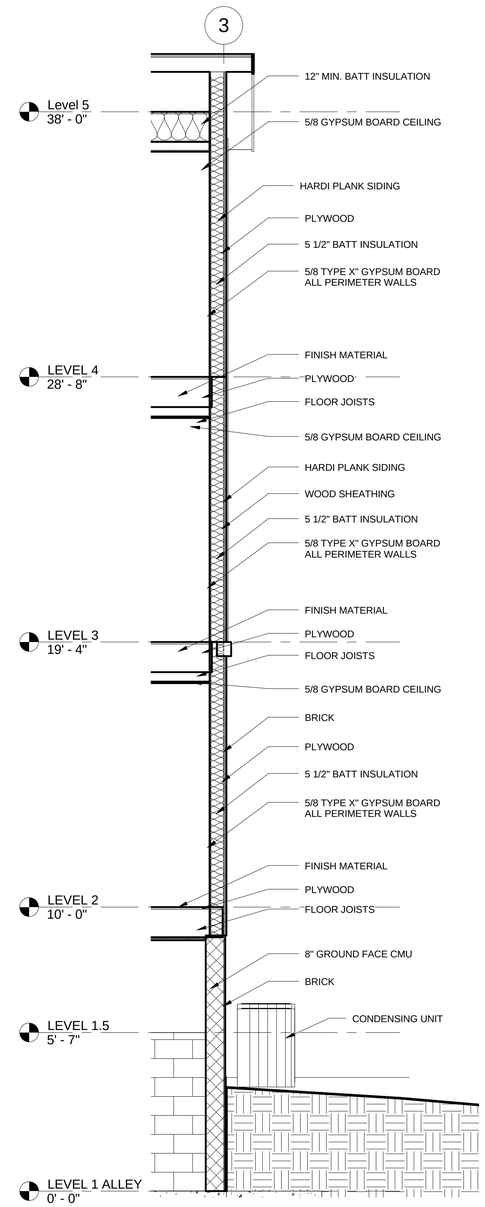


2 CALL OUT LONGITUDINAL SECTION - PORCH WALL
1/2" = 1'-0"

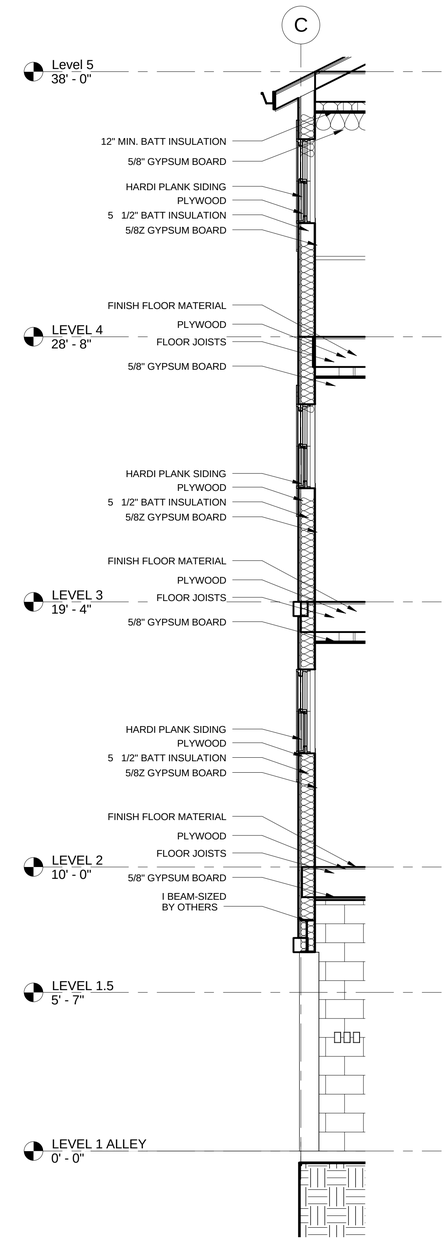


3 LONGITUDINAL SECTION
1/8" = 1'-0"

NOTE: FIRE STOP ALL PENETRATIONS ACCORDING TO UL SECTION G THROUGH PENETRATION FIRESTOPS ACCORIDING TO RATING LISTED ON WALL TYPE



1 CALLOUT OF LONGITUDINAL SECTION - EXTERIOR
3/8" = 1'-0"



5 CALLOUT OF TRANSVERSE SECTION
3/8" = 1'-0"

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
SECTIONS

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING
- Conceptual
- Review
- Permitting
- Bidding
- Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

A-301

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HARDWARE SET 01 (BATHROOM / BEDROOM DOORS)

3 - HINGES: BB1279 X 4 1/2 X 4 1/2 X US26D.....HAGAR
1 - PRIVACY SET: J40CNA619.....SCHLAGE
1 - WALL STOP: 409 X US32D (MOUNT ON WALL
WHERE DOOR CONTACTS).....ROCKWOOD

HARDWARE SET 02 (ENTRY DOORS)

3 - HINGES: BB1279 X 4 1/2 X 4 1/2 X US26D.....HAGAR
1 - LOCK SET: J54CNA619.....DEXTER
1 - DEADBOLT: JD62619 KEYED BOTH SIDES.....DEXTER
1 - WALL STOP: 409 X US32D (MOUNT ON WALL
WHERE DOOR CONTACTS).....ROCKWOOD

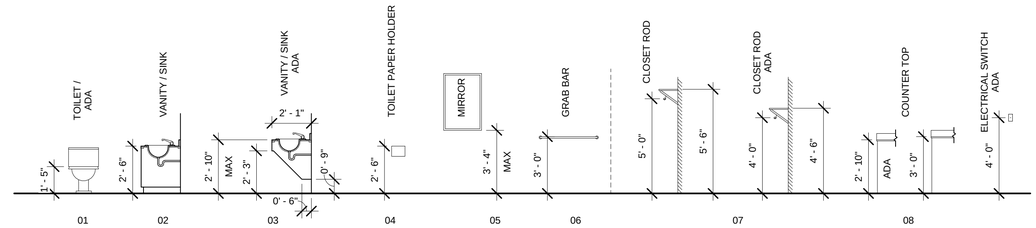
HARDWARE SET 03 (CLOSET / UTILITY DOORS)

3 - HINGES: BB1279 X 4 1/2 X 4 1/2 X US26D.....HAGAR
1 - HAND SET: J10STR619.....DEXTER
1 - WALL STOP: 409 X US32D (MOUNT ON WALL
WHERE DOOR CONTACTS).....ROCKWOOD

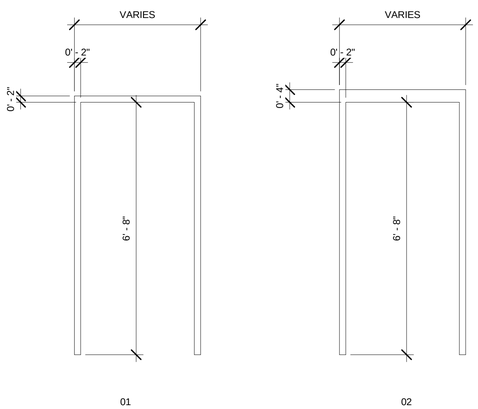
HARDWARE SET 04 (STAIR TO APARTMENT DOORS)

3 - HINGES: BB1279 X 4 1/2 X 4 1/2 X US26D.....HAGAR
1 - LOCK SET: J54CNA619.....DEXTER
1 - DEADBOLT: JD62619 KEYED BOTH SIDES.....DEXTER
1 - WALL STOP: 409 X US32D (MOUNT ON WALL
WHERE DOOR CONTACTS).....ROCKWOOD
1 - CLOSER: #SC R 85.....SCHLAGE

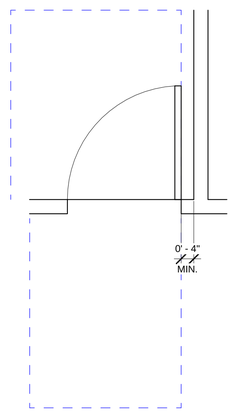
DOOR HARDWARE
1/4" = 1'-0"



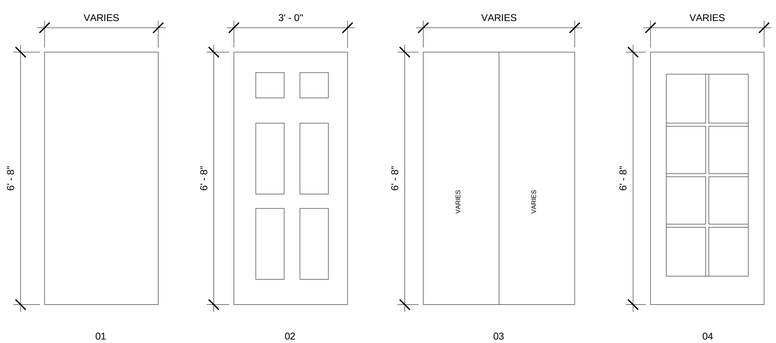
MOUNTING HEIGHTS
1/4" = 1'-0"



1 DOOR FRAME TYPE
1/2" = 1'-0"



TYPICAL DOOR
1/2" = 1'-0"



2 DOOR TYPE
1/2" = 1'-0"

WINDOW SCHEDULE

Type Mark	Count	Height	Width	Rough Height	Rough Width	Sill Height	Manufacturer	Level
2	1	2' - 11 1/2"	2' - 11 1/2"	3' - 0"	3' - 0"	4' - 0"	Andersen Windows	LEVEL 2
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 2
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 2
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 2
1	1	3' - 11 1/2"	2' - 11 1/2"	4' - 0"	3' - 0"	3' - 0"	Andersen Windows	LEVEL 2
1	1	3' - 11 1/2"	2' - 11 1/2"	4' - 0"	3' - 0"	3' - 0"	Andersen Windows	LEVEL 3
2	1	2' - 11 1/2"	2' - 11 1/2"	3' - 0"	3' - 0"	4' - 0"	Andersen Windows	LEVEL 3
1	1	3' - 11 1/2"	2' - 11 1/2"	4' - 0"	3' - 0"	3' - 0"	Andersen Windows	LEVEL 3
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 3
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 3
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 3
1	1	3' - 11 1/2"	2' - 11 1/2"	4' - 0"	3' - 0"	3' - 0"	Andersen Windows	LEVEL 4
2	1	2' - 11 1/2"	2' - 11 1/2"	3' - 0"	3' - 0"	4' - 0"	Andersen Windows	LEVEL 4
1	1	3' - 11 1/2"	2' - 11 1/2"	4' - 0"	3' - 0"	3' - 0"	Andersen Windows	LEVEL 4
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 4
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 4
3	1	4' - 11 1/2"	2' - 11 1/2"	5' - 0"	3' - 0"	2' - 6"	Andersen Windows	LEVEL 4
1	1	3' - 11 1/2"	2' - 11 1/2"	4' - 0"	3' - 0"	3' - 0"	Andersen Windows	LEVEL 4

DOOR SCHEDULE

Mark	Width	Height	Hardware Set	Door Type	Door Finish	Frame Material	Frame Type	Frame Finish	Fire Rating	Level
101	2' - 8"	5' - 0"	3	1	PAINT	WOOD	1	PAINT		LEVEL 1 ALLEY
102	3' - 0"	6' - 8"	2	1	PAINT	WOOD	1	PAINT		LEVEL 1.5
201	3' - 0"	6' - 8"	2	4	PAINT	WOOD	1	PAINT		LEVEL 2
202	2' - 6"	6' - 8"	3	1	PAINT	WOOD	1	PAINT		LEVEL 2
203	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 2
204	3' - 0"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 2
205	3' - 0"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 2
206	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 2
207	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 2
208	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 2
301	3' - 0"	6' - 8"	2	2	PAINT	WOOD	2	STEEL	1.5	LEVEL 3
302	2' - 6"	6' - 8"	3	1	PAINT	WOOD	1	PAINT		LEVEL 3
303	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 3
304	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 3
305	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 3
306	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 3
307	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 3
308	2' - 8"	6' - 8"	3	1	PAINT	WOOD	1	PAINT		LEVEL 3
401	3' - 0"	6' - 8"	2	2	PAINT	WOOD	2	STEEL	1.5	LEVEL 4
402	2' - 6"	6' - 8"	3	1	PAINT	WOOD	1	PAINT		LEVEL 4
403	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 4
404	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 4
405	2' - 8"	6' - 8"	1	1	PAINT	WOOD	1	PAINT		LEVEL 4
406	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 4
407	4' - 0"	6' - 8"	3	3	PAINT	WOOD	1	PAINT		LEVEL 4
408	2' - 8"	6' - 8"	3	1	PAINT	WOOD	1	PAINT		LEVEL 4

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
SCHEDULES

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:
PERMITTING
Conceptual
Review
Permitting
Bidding
Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

A-601

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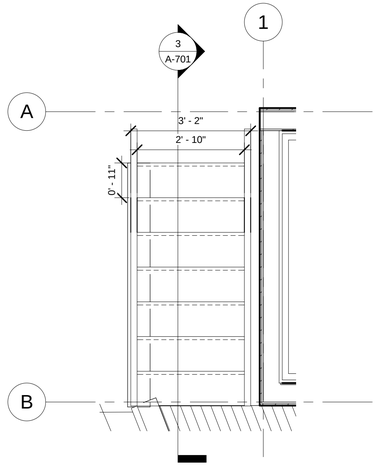
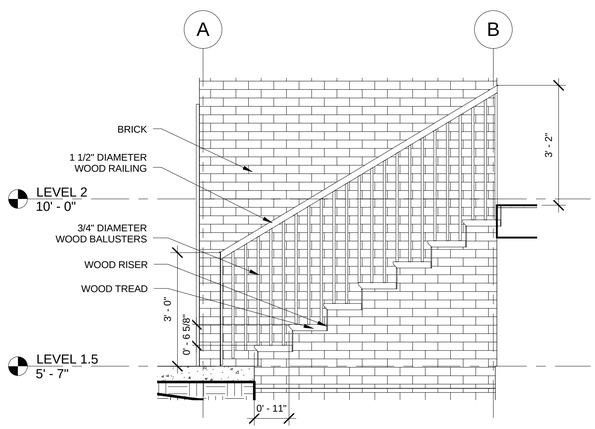
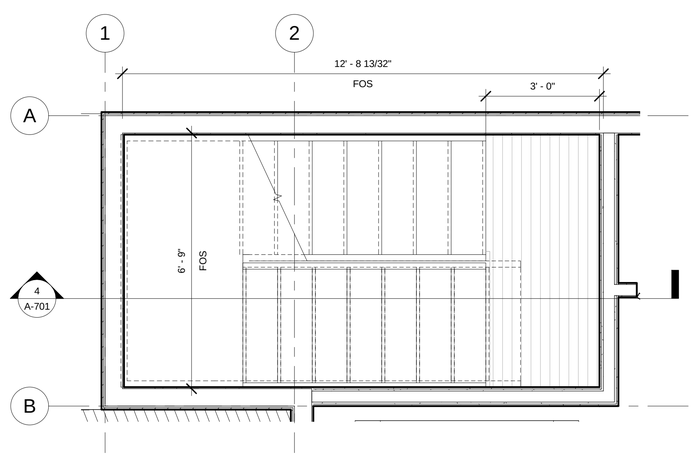


2 FIRST LEVEL STAIR DETAIL
1/2" = 1'-0"

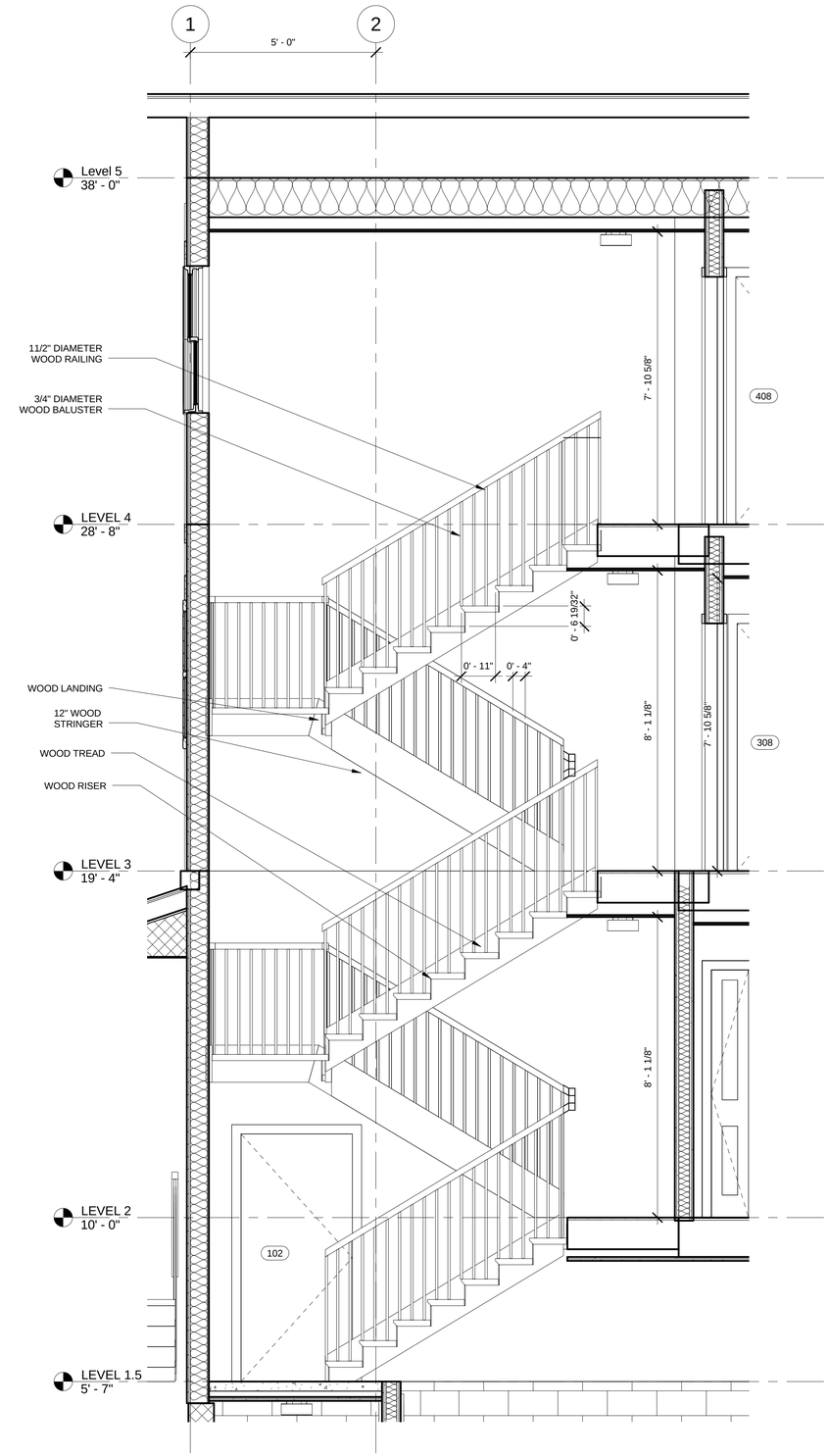


3 FIRST LEVEL STAIR SECTION
1/2" = 1'-0"

ALL EXTERIOR WOOD TO BE TREATED



1 UPPER LEVEL STAIR DETAIL
1/2" = 1'-0"



4 UPPER LEVEL STAIR SECTION
1/2" = 1'-0"

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
STAIR DETAILS

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING

- Conceptual
- Review
- Permitting
- Bidding
- Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

A-701

Scale 1/2" = 1'-0"

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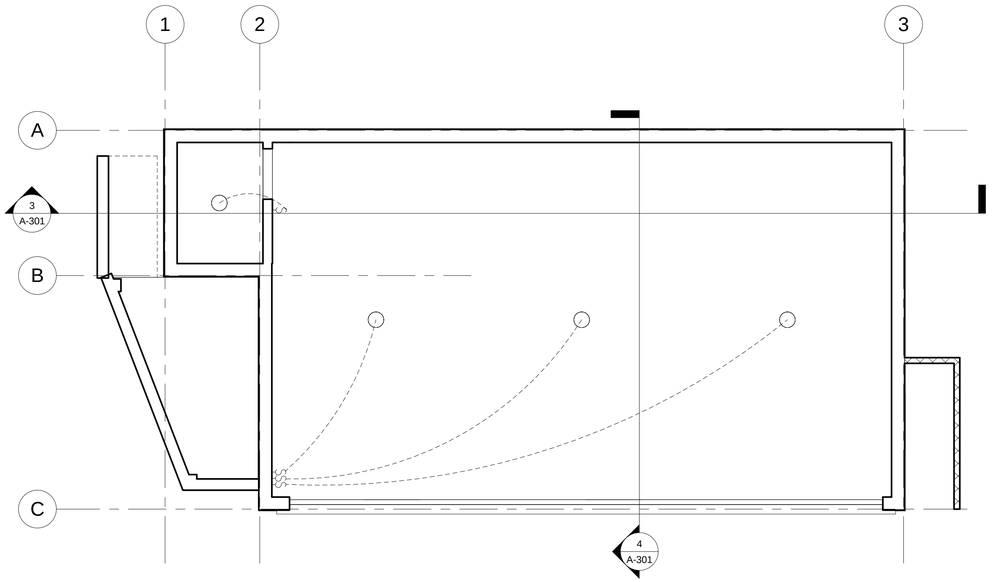
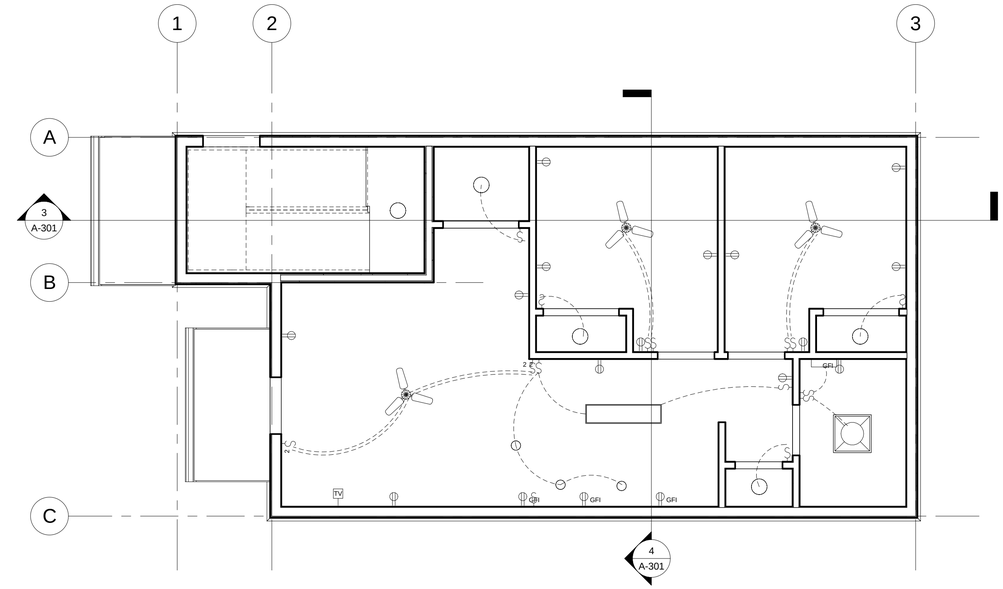
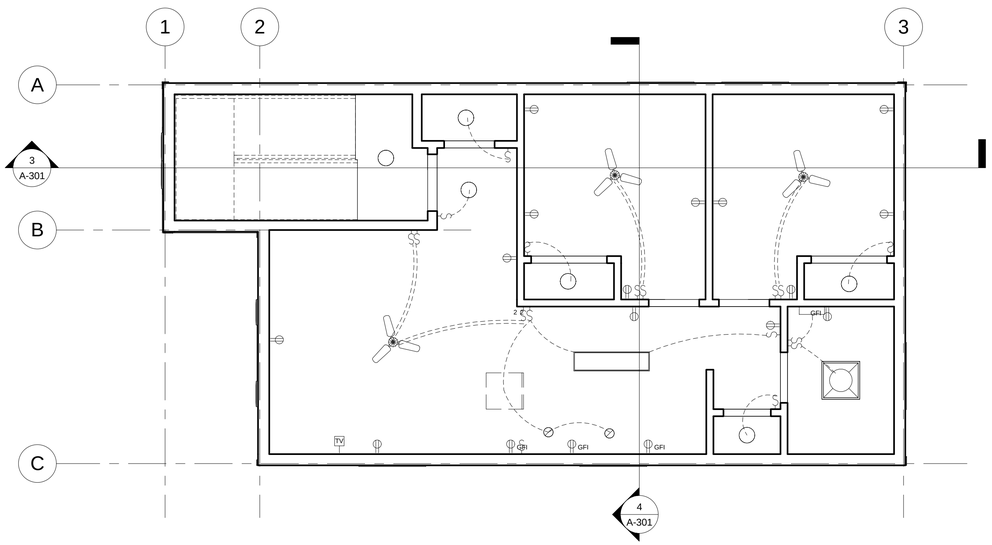


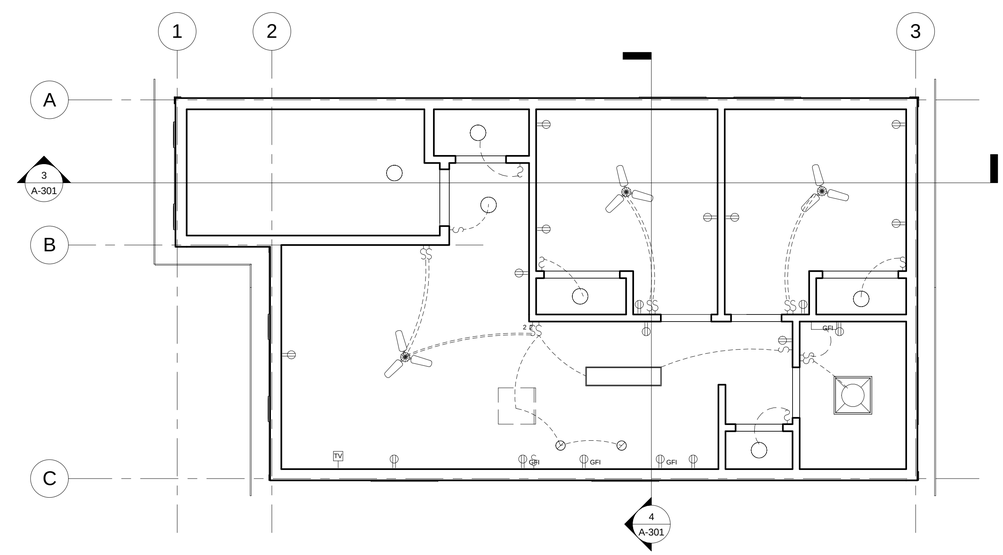
1 LEVEL 1 ALLEY RCP
1/4" = 1'-0"



2 LEVEL 2 RCP
1/4" = 1'-0"



6 LEVEL 3 RCP
1/4" = 1'-0"



4 LEVEL 4 RCP
1/4" = 1'-0"

DUPLEX OUTLET
GFI DUPLEX OUTLET
SWITCH
2-WAY SWITCH
CEILING MOUNTED FIXTURE
RECESSED CAN FIXTURE
CEILING FAN WITH LIGHT FIXTURE
CEILING MOUNTED LINEAR FIXTURE
EMERGENCY LIGHTING WITH BATTERY BACKUP
CEILING MOUNTED EXHAUST WITH LIGHT
WALL MOUNTED SCONCE LIGHT

NOTE: FIRE STOP ALL PENETRATIONS ACCORDING TO UL SECTION G THROUGH PENETRATION FIRESTOPS ACCORIDING TO RATING LISTED ON WALL TYPE

ELECTRICAL PLAN LEGEND
1/4" = 1'-0"

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PROJECT:
152 3RD STEET
Morgantown, WV
DOUG SHEPHARD
RCP

Drawing Set Number

Revision Schedule		
No.	Revision Description	Date

INTENDED DRAWING USE:

PERMITTING

- Conceptual
- Review
- Permitting
- Bidding
- Construction Documents

Project number	12108
Date	01-14-13
Drawn by	MLR, RGE
Checked by	MJM

A-801

Scale 1/4" = 1'-0"

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