



# MORGANTOWN BOARD OF ZONING APPEALS

October 16, 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 – V13-42 thru V13-47 and V13-53  
Sheetz, Inc. / 1012 University Avenue

### **REQUEST and LOCATION:**

Request by Robert Franks, on behalf of Sheetz, Inc., for relief from the Planning and Zoning Code under seven (7) variance petitions relating to the development of a Sheetz “Gas Station Mini-Mart” use at 1012 University Avenue.

### **TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 28A, Parcels 7 thru 11; B-4, General Business District

### **SURROUNDING ZONING:**

B-4, General Business District

### **BACKGROUND and ANALYSIS:**

The petitioner seeks to raze the former *Premier* dealership buildings and construct a Sheetz “Gas Station Mini-Mart” use at 1012 University Avenue. Addendum A of this report illustrates the location of the subject development site.

The proposed development program includes:

- A Sheetz gas station and convenience store.
- One-story building with approximately 6,407 sq. ft. of GFA.
- 5 access driveways from University Avenue, Foundry Street, Chestnut Street, and two on Kirk Street.
- 5 fueling stations with 10 fueling nozzles under an accessory canopy structure.
- 41 on-site surface parking spaces.
- A four-month construction schedule with construction commencement desired in Spring 2014.

Given the site’s location, the proposed auto-dependent use, and existing roadway congestion, Staff undertook a collaborative technical review process with West Virginia Division of Highways for the purpose of maximizing adverse impact mitigation to public safety, and welfare and on City and State roadway system operations. A number of revisions to the petitioner’s Traffic Impact Analysis, driveway locations and designs, and site circulation planning were identified. The petitioner’s present site plan incorporates all City and WVDOH recommended and required revisions.

## **Development Services**

Christopher Fletcher, AICP  
Director

## **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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Addendum B of this report provides a Planning and Zoning Conformity Report that identifies:

- Planning and Zoning Code provisions related to the subject development;
- Whether or not the subject development meets standards identified therein;
- Case numbers for variance petitions requiring approval by the BZA; and,
- Comments concerning site and building design revisions that have been made since the petitioner’s 14 MAY 2013 pre-application meeting with the Technical Review Team.

The following list summarizes requisite variance approvals:

V13-42.....To exceed the 20’ maximum setback standard from University Avenue and from Kirk Street.

V13-43.....To permit the development of the proposed fuel canopy accessory structure between the principal structure and University Avenue.

V13-44.....To permit the development of on-site surface parking between the building line of the principal structure and University Avenue, Kirk Street, and Chestnut Street.

V13-45.....To permit:

1. The development of two (2) proposed parking spaces closest to the Kirk Street (east) driveway entrance that are closer than 20 feet from the public right-of-way crosswalk; and,
2. The development of the proposed Kirk Street (east) driveway entrance that is closer than thirty-five (35) to the intersecting street right-of-way line of Chestnut Street and closer than thirty (30) feet to the end of the intersecting curb radius of Chestnut Street; and,
3. The development of the proposed University Avenue, Kirk Street (west), Kirk Street (east), and Chestnut Street driveway entrances that are greater than twenty-six (26) feet in width at the curb line and greater than twenty-two (22) feet in width at the street right-of-way line.

V13-46.....To exceed the maximum parking standard by two (2) spaces.

V13-47.....To permit the development of landscape buffer areas for the proposed rows of parking abutting University Avenue that are less than the minimum 10-foot standard.

V13-53.....To permit the development of a one-story principal structure rather than the minimum requirement of two stories in the B-4 District.

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It should be noted that the developer has reduced the number development program nonconformity areas in preliminary plans reviewed during the 14 MAY 2013 pre-application meeting with the Technical Review Team from ten (10) to seven (7). Additionally, the extent of requisite variance relief within the majority of the remaining seven (7) nonconformity areas has been significantly reduced.

Staff recommends that the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the six (6) 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 submits the following recommendations for each of the subject variances.

V13-42.....Staff recommends, without condition, that variance relief be granted to exceed the 20' maximum setback standard from University Avenue and from Kirk Street as illustrated on the site plan dated 09 OCT 2013.

V13-43.....Staff recommends, with the following conditions, that variance relief be granted to permit the development of the proposed fuel canopy accessory structure between the principal structure and University Avenue as illustrated on the site plan dated 09 OCT 2013.

Condition 1 – That all vertical structural supports below the fuel canopy accessory structure must be wrapped, from grade to canopy, in masonry and/or masonry veneer brick and/or stone that integrates with and compliments the masonry and/or masonry veneer brick and/or stone cladding illustrated on principal structure elevation drawings dated 07 OCT 2013.

Condition 2 – That, given the existing and preferred development pattern of multi-story buildings in the B-4 District and the fact that the elevation of the proposed fuel canopy structure is lower than surrounding buildings, the top of the proposed fuel canopy accessory structure must be covered so that the horizontal structural members or structural skeleton of the canopy is not visible from higher elevations thereby protecting and preserving downtown viewsheds. The aerial photo below illustrates a view of a similar fuel canopy that this condition is intended to mitigate.

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Condition 3 – That, to ensure glare does not interfere with the ability of motorists to safely see nearby roadways, pedestrians, and/or hazards on the roadway, the combination of lighting levels and shielded fixtures below the fuel canopy accessory structure may not exceed eight (8) footcandles.

V13-44 ..... Staff recommends, without condition, that variance relief be granted to permit the development of on-site surface parking between the building line of the principal structure and University Avenue, Kirk Street, and Chestnut Street as illustrated on the site plan dated 09 OCT 2013.

V13-45 ..... Staff recommends, without condition, that variance relief be granted to permit, as illustrated on the site plan dated 09 OCT 2013 but with the exception noted below:

1. The development of two (2) proposed parking spaces closest to the Kirk Street (east) driveway entrance that are closer than 20 feet from the public right-of-way crosswalk; and,
2. The development of the proposed Kirk Street (east) driveway entrance that is closer than thirty-five (35) to the intersecting street right-of-way line of Chestnut Street and closer than thirty (30) feet to the end of the intersecting curb radius of Chestnut Street; and,
3. The development of the proposed University Avenue and Kirk Street (west) driveway entrances greater than twenty-six (26) feet in width at the curb line and greater than twenty-two (22) feet in width at the street right-of-way line. However, the Kirk Street (east) and Chestnut Street driveway entrances must meet the maximum twenty-two (22) feet in width standard at the street right-of-way line.

V13-46 ..... Staff offers no recommendation or conditions as to whether or not variance relief should be granted to exceed the maximum parking standard so that 41 on-site parking spaces can be developed as illustrated on the site plan dated 09 OCT 2013.

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V13-47 ..... Staff recommends, with the following condition, that variance relief be granted to permit the development of landscape buffer areas for the proposed rows of parking abutting University Avenue that are less than the minimum 10-foot standard as illustrated on the site plan dated 09 OCT 2013.

Condition 1 – That, given the insufficient width of landscape buffer area provided for the row of five (5) parking stalls along University Avenue closest to the Foundry Street intersection, a vertical hardscape design solution must be incorporated to the satisfaction of the Planning Division.

V13-53 ..... Staff recommends, without condition, that variance relief be granted to permit the development of a one-story principal structure, rather than the minimum two-story building height standard, as illustrated on the elevation drawing dated 07OCT 2013.

Attachments: Application and accompanying exhibits

**Development Services**

Christopher Fletcher, AICP  
Director

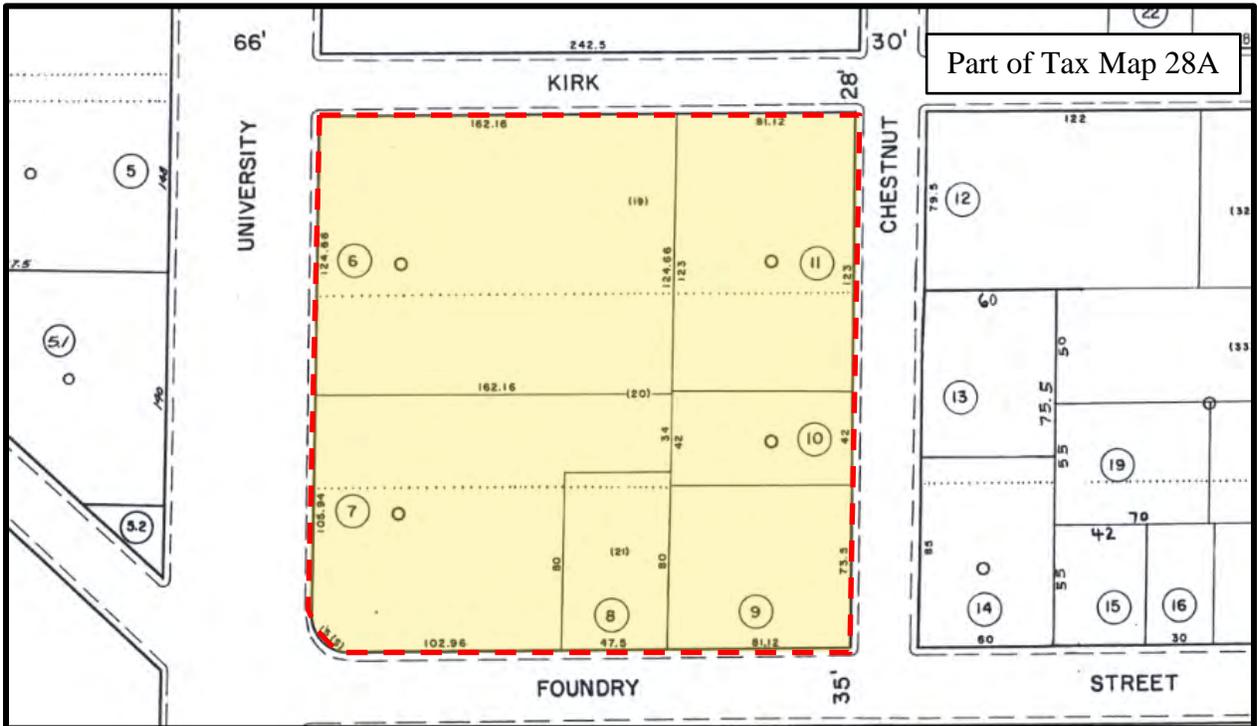
**Planning Division**

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# STAFF REPORT ADDENDUM A

V13-42 thru V13-47, V13-53 / Sheetz, Inc. / 1012 University Avenue





## STAFF REPORT ADDENDUM B

### V13-42 thru V13-47, V13-53 / Sheetz, Inc. / 1012 University Avenue

The following Planning and Zoning Code Conformity Report identifies:

- Planning and Zoning Code provisions related to the above referenced development;
- Whether or not the subject development meets standards identified herein;
- Case numbers for variance petitions requiring approval by the BZA; and,
- Comments concerning site and building design revisions that have been made since the petitioner’s 14 MAY 2013 pre-application meeting with the Technical Review Team.

#### SUMMARY OF PROPOSED DEVELOPMENT PROGRAM

The following list generally summarizes the proposed development program.

- A *Sheetz* gas station and convenience store.
- One-story building with approximately 6,407 sq. ft. of GFA.
- 5 access driveways proposed from University Avenue, Foundry Street, Chestnut Street, and two on Kirk Street.
- 5 fueling stations with 10 fueling nozzles under an accessory canopy structure.
- 41 on-site parking spaces on two levels.
- Four-month construction schedule with permit approvals desired by Nov 2013 and construction commencement in Spring 2014.

#### SUMMARY OF CONSISTENCY OBSERVATIONS

<b>Planning and Zoning Code Reference</b>	
Consistent (Y, N, TBD)	Conformity review observations. Required approvals noted in <b>bold highlighted font</b> .
<b>Article 1349.02 – Permitted Uses (B-4 District)</b>	
Y	“Gas Station Mini-Mart” uses are permitted by-right in the B-4 Districts. (see Table 1331.05.01)
<b>Article 1349.03 – Lot Provisions (B-4 District)</b>	
Y	Development site includes six (6) parcels, which will require <b>minor subdivision</b> approval to combine the parcels. The combined parcels meet or exceed the related standards and the proposed lot coverage is significantly less than the maximum 90% standard.

<b>Article 1349.04 – Setbacks and Encroachments (B-4 District)</b>	
Y	(A)(1) The proposed building appears to comply with the 15' minimum setback standard for sites bordered on all sides by public rights-of-way.
N Case No. V13-42	(2) The proposed building does not appear to comply with the 20' maximum setback standard for sites bordered on all sides by public rights-of-way. Specifically, the proposed building exceeds 20' from University Avenue and from Kirk Street. <b>Variance</b> relief is therefore required.
N/A	(3) Not applicable.
N/A	(4) Not applicable.
N/A	(5) Not applicable.
N Case No. V13-43	(B) The canopy over the fueling stations is considered an accessory structure within the front setback and requires <b>variance</b> relief.  Article 1363.02(B)(2) provides that dumpster enclosures are permitted within the front yard provided they are screened. The location and orientation of the dumpster enclosure has been revised as requested by Staff to reduce its prominence to University Avenue passersby.

<b>Article 1349.05 – Building Height (B-4 District)</b>	
N Case No. V13-53	(A) The proposed building is one story, which requires <b>variance</b> relief as proposed.  However, the developer has agreed to meet the spirit and intent of the standard by developing a more urban design simulating a second story as illustrated on the elevation drawings dated 07 OCT 2013.
Y	(B) The proposed building is well below the maximum 120' height standard.
Y	(C) The accessory fuel station canopy will be approximately 20', which is below the maximum height standard of 35'.

<b>Article 1349.06 – Floor Area Ratio (B-4 District)</b>	
Y	The proposed building is well under the maximum 384,000 square feet Floor Area Ratio for the subject site.

<b>Article 1349.07 – Residential Density (B-4 District)</b>	
N/A	The proposed development plan is a single, nonresidential use.

<b>Article 1349.08 – Parking and Loading Standards (B-4 District)</b>	
Y	(A) The proposed development program is nonresidential less than 15,000 square feet of GFA and therefore not required to provide parking.
<b>N</b> <b>Case No.</b> <b>V13-44</b>	(B) The site’s frontage is considered University Avenue. The development consists of an “entire City block.” Therefore, parking located between the proposed building and any of the abutting public streets requires <b>variance</b> relief.
N/A	(C) Bicycle storage requirements are specific to residential uses. Staff has recommended to the developer that inverted “U” or post-and-circle designed facilities be developed near the principal structure.
N/A	(D) Loading requirements are specific to residential uses in the B-4 District.

<b>Article 1351.01 – Performance Standards for Buildings (B-4 District)</b>	
N/A	(A) General exceptions from maximum height standard.
Y	(B) Private pedestrian walks, street furniture, open space on private property.
	(C) Private parking facilities.
Y	(1) Hard paved permanent surfacing appears to be addressed. Preliminary Lighting Plan is required to determine consistency with minimum illumination standard. Concrete curbing appears to be addressed. Gutter and storm drain systems will be reviewed by MUB under Stormwater Management Ordinance.  Through a number of traffic impact study and site design revisions as a result of an extensive collaborative review process between the City and WVDOT, the developer has addressed all access and traffic impact concerns and incorporated all requisite site modifications as illustrated in the site plan dated 09 OCT 2013.
<b>N</b> <b>Case No.</b> <b>V13-45</b>	(2) The two (2) parking spaces closest to the Kirk Street (east) driveway entrance are closer than 20 feet from the public right-of-way crosswalk, which requires <b>variance</b> relief as proposed.  The developer incorporated a number of site design revisions requested by Staff that reduced the number of nonconforming parking spaces from ten (10) to two (2) and thereby reduced the extent of requisite variance relief.
N/A	(3) Parking structures.

<p style="text-align: center;"><b>N</b> <b>Case No.</b> <b>V13-45</b></p>	<p>(D) Curb Cuts.</p> <p>No part of a driveway leading from a public street in the B-4 District may be nearer than thirty-five (35) to the street right-of-way line of an intersecting street, nor nearer than thirty (30) feet to the end of a curb radius at an intersecting street. The developer incorporated a number of site design revisions requested by Staff and WVDOH that reduced the extent of requisite variance relief and mitigated adverse impacts to public safety and roadway system operations. The only remaining driveway requiring <b>variance</b> relief from this distance standard is the Kirk Street (east) entrance.</p> <p>The maximum width of any driveway leading from a public street in the B-4 District is twenty-six (26) feet at the curb line or twenty-two (22) feet at the street right-of-way line. The developer incorporated a number of site design revisions requested by Staff and WVDOH that reduced the extent of requisite variance relief. Specifically, the driveway width was reduced for the Foundry Street entrance so that it complies with the width standards. Additionally, the driveway width for the Kirk Street (west) was reduced from thirty (30) feet to twenty-four (24) feet at the street right-of-way line. However, the width of the Kirk Street (east) and Chestnut Street driveways remain twenty-four (24) feet as originally proposed. The extent of requisite variance relief was increased from the initial site plan design for the University Avenue driveway as a result of driveway entrance design revisions required by the City and WVDOH to mitigate adverse impacts to public safety and roadway system operations and to channelize ingress/egress lanes accordingly. Therefore, the University Avenue, Kirk Street (west), Kirk Street (east), and Chestnut Street driveway entrances require <b>variance</b> relief from this width standard.</p>
<p style="text-align: center;">TBD</p>	<p>(E) Corner Visibility.</p> <p>Ground signage and landscaping provisions will be reviewed during building permit application to ensure visibility at intersecting streets and driveway entrances are not obstructed.</p>
	<p>(F) Landscaping. See consistency observations provided below under Article 1367 "Landscaping".</p>
<p style="text-align: center;">N/A</p>	<p>(G) Vacant Lots.</p>
<p style="text-align: center;">TBD</p>	<p>(H) Main Street Morgantown Urban Design Guidelines.</p> <p>Development design team must meet with the Downtown Design Review Committee to present building elevations, color schemes, cladding and glazing sample materials, and a master signage plan.</p>
<p style="text-align: center;">N/A</p>	<p>(I) Minimize canyon effects created by tall structures.</p>
<p style="text-align: center;">N/A</p>	<p>(J) Floor-to-Floor Heights and Floor Area of Ground-Floor Space (mixed-use).</p>
<p style="text-align: center;">Y</p>	<p>(K) Transparency.</p>
<p style="text-align: center;">Y</p>	<p>(L) Doors and Entrances.</p>
<p style="text-align: center;">Y</p>	<p>(M) Solid Waste.</p>

<b>Article 1365 – Parking, Loading and Internal Roadways</b>	
	1365.04 Determining Number of Spaces Required.
N Case No. V13-46	(I) Maximum number of spaces.  To determine the maximum number of spaces, a minimum parking requirement must be calculated regardless of whether parking is required. Table 1365.04.01 “Minimum Off-Street Parking Requirements” provides that “Gasoline Service Station with Mini-Mart” uses are required to provide 1.5 spaces per fuel nozzle plus 3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per 2 service bays. The maximum number of parking spaces for the subject development is 39 (115% X 34 spaces). There are two (2) spaces illustrated on the proposed site that exceeds the maximum number of permitted spaces, which requires <b>variance</b> relief.  The developer incorporated a number of site design revisions requested by Staff that reduced the extent of requisite variance relief from ten (10) spaces to two (2) spaces.
N/A	(J) Minimum number of spaces.
N/A	(K) Company vehicles.
N/A	(N) Pedestrian circulation plan.
N/A	(P) Minimum requirement reduction.
N/A	1365.05 Drive-Through Stacking.
Y	1365.06 Accessible Parking Space.
N/A	1365.07 Off-Site Parking Facilities.
	1365.09 Parking Development Standards
Y	(A) Dimensions.
	(B) Layout and Design.
Y	(1) Addressed under 1351.01(C)(1) conformity observations and comments.
N/A	(2) Superseded by Article 1351.01(D).
N/A	(3) Connections between parking lots.
Y	(4) Pavement marking, slope, unobstructed, and buffering from building.
N/A	(5) Parking structure.
TBD	(6) Landscaping. See landscaping observations and comments under Article 1367 below.
TBD	(7) Parking area lighting facilities. Lighting Plan review will be conducted during building permit application.
	(C) Surface and Drainage.
Y	(1) Paving.
N/A	(2) Gravel surface for certain industrial uses.

TBD	(3) Stormwater management planning to be reviewed and approved by the Morgantown Utility Board (MUB) under City Code Article 929.
N/A	(4) Alternate parking area surfacing materials/designs are not proposed.
N/A	1365.10 Loading requirements superseded by Article 1349.08.

<b>Article 1367 – Landscaping and Screening</b>	
<b>N</b> <b>Case No.</b> <b>V13-47</b>	<p>Due to the scope of site design revisions as a result of the collaborative traffic impact review process between the City and WVDOH over the past few months, Landscape Plan review will be completed during building permit application.</p> <p>However, <b>variance</b> relief will be required as the buffer areas for the proposed rows of parking abutting University Avenue are less than the minimum 10-foot standard as illustrated on the site plan dated 09 OCT 2013.</p> <p>It should be noted that the extent of requisite buffer area variance has been significantly reduced at the request of Staff from the plans reviewed during the 14 MAY 2013 pre-application meeting with the Technical Review Team.</p>

<b>Article 1369 – Signs</b>	
TBD	A Master Sign Plan will be reviewed for Planning and Zoning Code conformity at a later date.

<b>Article 1371 – Lighting</b>	
TBD	A Lighting Plan will be review during building permit application.

**SUMMARY OF REQUIRED APPROVALS**

- V13-42 .....To exceed the 20’ maximum setback standard from University Avenue and from Kirk Street for a site that is bordered on all sides by public rights-of-way as illustrated on the site plan dated 09 OCT 2013.
- V13-43 .....To permit the development of the proposed fuel canopy accessory structure between University Avenue and the principal structure as illustrated on the site plan dated 09 OCT 2013.
- V13-44 .....To permit the development of on-site surface parking between the building line of the principal structure and University Avenue, Kirk Street, and Chestnut Street as illustrated on the site plan dated 09 OCT 2013.
- V13-45 .....To permit, as illustrated on the site plan dated 09 OCT 2013:
  1. The development of two (2) proposed parking spaces closest to the Kirk Street (east) driveway entrance that are closer than 20 feet from the public right-of-way crosswalk; and,

2. The development of the proposed Kirk Street (east) driveway entrance that is closer than thirty-five (35) to the intersecting street right-of-way line of Chestnut Street and closer than thirty (30) feet to the end of the intersecting curb radius of Chestnut Street; and,
3. The development of the proposed University Avenue, Kirk Street (west), Kirk Street (east), and Chestnut Street driveway entrances greater than twenty-six (26) feet in width at the curb line and greater than twenty-two (22) feet in width at the street right-of-way line.

V13-46 .....To permit the development of 41 on-site parking spaces as illustrated on the site plan dated 09 OCT 2013 thereby exceeding the maximum parking standard by two (2) spaces.

V13-47 .....To permit the development of landscape buffer areas for the proposed rows of parking abutting University Avenue that are less than the minimum 10-foot standard as illustrated on the site plan dated 09 OCT 2013.

V13-53 .....To permit the development of a one-story principal structure, which is less than the minimum building height standard of two stories in the B-4 District as illustrated on the elevation drawing dated 07OCT 2013.

It should be noted that the developer has reduced the number development program nonconformity areas in the plans reviewed during the 14 MAY 2013 pre-application meeting with the Technical Review Team from ten (10) to seven (7). Additionally, the extent of requisite variance relief within the majority of the remaining seven (7) nonconformity areas has been significantly reduced.

## STAFF REPORT ADDENDUM C

### V13-42 thru V13-47 and V13-53 / Sheetz, Inc. / 1012 University Avenue

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

V13-42 .....To exceed the 20' maximum setback standard from University Avenue and from Kirk Street.

**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:

~~This property is bounded on all four sides by public rights-of-way. This makes it infeasible to locate the building within 20' of all public rights of way. Therefore, we have complied with two sides of the requirement, as this is the maximum conformance achievable with the building proposed.~~ Given the proposed "Gas Station Mini-Mart" single use of the subject site, constructing a building that is within twenty feet of all four abutting rights-of-way impedes the development of a by-right use in the B-4 District that requires automobile maneuvering to access fueling stations.

**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:

~~This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of the development. The principal structure of the existing "Gas Station Mini-Mart" use located in the B-4 District at 1345 University Avenue exceeds the maximum twenty-foot setback standard to enable automobile maneuvering and fueling station access.~~

**Finding of Fact No. 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 variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public. The site appears to have been designed to maximize automobile and delivery truck access and maneuvering given topographic elevation changes between University Avenue and Chestnut Street and to mitigation traffic impact to adjoining roadways and neighboring properties.~~

**Finding of Fact No. 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 increased setback from the two streets provides necessary maneuvering room and parking to serve the facility. This will prevent negative impact to surrounding properties and streets. The nature of the requested variance cannot contribute to or mitigate existing congestion on neighboring streets.~~

V13-43.....To permit the development of the proposed fuel canopy accessory structure between the principal structure and University Avenue.

**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:

This property is bounded on all four sides by public rights-of-way and any accessory structure would be required to be placed between the principal building and a street right-of-way.

**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:

~~This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of this development. The existing “Gas Station Mini-Mart” use located in the B-4 District at 1345 University Avenue includes an accessory fueling station canopy between the principal structure and University Avenue.~~

**Finding of Fact No. 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:

~~This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public. The Board’s conditions to advance the architectural design and lighting provisions of the proposed accessory fueling station canopy structure serve to integrate with and compliment the architectural design of the principal building, protect viewsheds, and mitigate unnecessary glare thereby contributing to properties and improvements within the immediate area.~~

**Finding of Fact No. 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 accessory structure (gasoline canopy structure) is in fitting with the zoning district and the corridor on which the property is located. The location of the structure in the front yard will not negatively impact traffic congestion as adequate parking and maneuvering areas are also provided. Accessory fueling station canopy structures at “Gas Station Mini-Mart” uses, which are permitted by-right in the B-4 District, are common development facilities that are intended to provide customers cover, relief from inclement weather, and convenience. The develop appears to have worked with the City Engineer and West Virginia Division of Highways to maximize traffic impact mitigation given the proposed location of the accessory fueling station canopy structure by restricting access from University Avenue and Foundry Street as illustrated on the site plan dated 09 OCT 2013.~~

V13-44 ..... To permit the development of on-site surface parking between the building line of the principal structure and University Avenue, Kirk Street, and Chestnut Street.

**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:

This property is bounded on all four sides by public right-of-way and any ~~accessory structure~~ surfacing on-site parking spaces would be required to be placed between the principal building and a street right of way.

**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:

~~This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of the development.~~ The existing “Gas Station Mini-Mart” use located in the B-4 District at 1345 University Avenue includes an parking spaces between the principal structure and University Avenue.

**Finding of Fact No. 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:

~~This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.~~ There appears to be sufficient landscape and hardscape areas that will be developed to buffer parking areas from view of adjoining public rights-of-way.

**Finding of Fact No. 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 parking area is in fitting with the zoning district and the corridor on which the property is located. The location of the parking will provide accommodations for the proposed use on this facility to prevent negative impact on surrounding public streets.~~ There appears to be sufficient landscape and hardscape area that will be developed to significantly improve parking area buffering over the previous “Automotive Sales” use and the existing “Gas Station Mini-Mart” use located at 1345 University Avenue.

V13-45 .....To permit:

1. The development of two (2) proposed parking spaces closest to the Kirk Street (east) driveway entrance that are closer than 20 feet from the public right-of-way crosswalk; and,
2. The development of the proposed Kirk Street (east) driveway entrance that is closer than thirty-five (35) to the intersecting street right-of-way line of Chestnut Street and closer than thirty (30) feet to the end of the intersecting curb radius of Chestnut Street; and,
3. The development of the proposed University Avenue, Kirk Street (west), Kirk Street (east), and Chestnut Street driveway entrances that are greater than twenty-six (26) feet in width at the curb line and greater than twenty-two (22) feet in width at the street right-of-way line.

NOTE: Given the extensive site design revisions made since the variance applications were submitted as the result of the City's collaborative traffic impact review with West Virginia Division of Highways, Staff recommends the following findings instead of the petitioner's responses.

**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:

Given the fact that the site is bound on all sides by public right-of-way, topographic changes between University Avenue and Chestnut Street, and existing traffic congestion along University Avenue during peak travel periods, the location and design of proposed driveway entrances, as illustrated on the site plan dated 09 OCT 2013, observe all City and West Virginia Division of Highways requested and required site plan modifications.

**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 location and design of proposed driveway entrances, as illustrated on the site plan dated 09 OCT 2013, observe best access management design and performance practices as requested and required by the City and West Virginia Division of Highways given the proposed "Gas Station Mini-Mart" use, congestion patterns along adjoining City and State roadways, and topographic changes between University Avenue and Chestnut Street; all of which appear to enhance conditions that existed for the previous "Automotive Sales" use.

**Finding of Fact No. 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 location and design of proposed driveway entrances, as illustrated on the site plan dated 09 OCT 2013, observe all City and West Virginia Division of Highways requested and required site plan modifications; all of which were intended to mitigate adverse impacts on neighboring properties and improvements given the proposed “Gas Station Mini-Mart” use.

**Finding of Fact No. 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 location and design of proposed driveway entrances, as illustrated on the site plan dated 09 OCT 2013, observe all City and West Virginia Division of Highways requested and required site plan modifications; all of which were intended to maximize adverse impact mitigation to public safety, and welfare and on City and State roadway system operations given the proposed “Gas Station Mini-Mart” use.

V13-46 .....To exceed the maximum parking standard by two (2) spaces.

**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 parking calculation utilized is for the “Gasoline Service Station with Mini-Mart”. The intended use does have these characteristics; however, it also provides a restaurant component that exceeds typical “mini-mart” customer demand. The additional parking is required intended to ensure that the use does not negatively impact surrounding street infrastructure ~~for~~ by customers.

**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 variance will allow this property and the intended use to provide safe and adequate parking for potential customers, as is currently enjoyed by other properties in the vicinity and zoning district.

**Finding of Fact No. 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:

~~This variance will allow redevelopment of an area to provide a needed service to the vicinity.~~ Additional parking will aid in providing adequate parking on-site and reducing the potential for the need to park “off-site”.

**Finding of Fact No. 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 parking proposed is consistent with the surrounding areas by providing adequate parking for the proposed use “on-site”.

V13-47 ..... To permit the development of landscape buffer areas for the proposed rows of parking abutting University Avenue that are less than the minimum 10-foot standard.

**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:

~~This site is bounded on all four sides by public rights of way. Other properties without this constraint, would not have the same requirement. Given turning and maneuvering constraints on ingress, egress, and on the site for delivery vehicles, compliance with the 10-foot landscape buffer would otherwise eliminate the two rows of parking along University Avenue flanking the proposed mid-block driveway entrance.~~

**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:

~~This variance will allow this property to be redeveloped in a manner consistent with other urban properties in the vicinity and zoning district which do not provide a 20' buffer from streets. With only a couple exceptions, the overwhelming majority of surface parking lots in the B-4 District, including private, City, and WVU lots, do not appear to comply with the ten-foot buffer standard.~~

**Finding of Fact No. 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:

~~This variance will allow redevelopment of an area to provide a needed service to the vicinity. There appears to be sufficient landscape and hardscape areas that will be developed to buffer parking areas from view of adjoining public rights-of-way advancing regulatory intent and improving development over existing conditions of the site and the B-4 District.~~

**Finding of Fact No. 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 lack of a 20' buffer will not alter the land use characteristics as similar properties in the vicinity and zoning district due not have 20' buffers due to urban nature of this site. There appears to be sufficient landscape and hardscape areas that will be developed to buffer parking areas from view of adjoining public rights-of-way advancing regulatory intent and improving development over existing conditions of the site and in the B-4 District. The nature of the variance cannot contribute to or mitigate traffic congestion.~~

V13-53.....To permit the development of a one-story principal structure rather than the minimum requirement of two stories in the B-4 District.

**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 proposed use dictates that the facility be one-story in order to ensure the necessary convenience for customers. The ability to be convenient in all aspects is imperative for this operation to be successful.~~ “Gas Station Mini-Mart” development appears to be predominantly one-story and single use rather than multi-story and mixed-use. A more urban design has been proposed to emulate a two-story building.

**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:

~~This variance would allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district. The proposed use will provide a service that is needed in the area. The principal structure of the existing “Gas Station Mini-Mart” use located in the B-4 District at 1345 University Avenue is one-story.~~

**Finding of Fact No. 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:

~~This variance will allow redevelopment of an area to provide a needed service to the property vicinity. The development will be extremely high quality and safe to the public. A more urban design has been proposed to emulate a two-story building thereby advancing the regulatory intent of more intense development patterns in the B-4 District.~~

**Finding of Fact No. 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 building will appear to be a two story facility from the exterior. The nature of the variance cannot contribute to or mitigate traffic congestion.~~



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-42
RECEIVED:	7/15/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name: Sheetz, Inc.	
Mailing Address:	5700 Sixth Avenue		Phone:
	Street Altoona	PA 16602	Mobile: 814-935-4798
	City	State Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address: 1012 University Avenue	
Owner:	Larry D. & Iris H. Smith		Zoning: B-4
Mailing Address:	1012 University Avenue		Tax Map No: 28A
	Street Morgantown	WV 26505	Parcel No: 7
	City	State Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).	
<p>The applicant respectfully requests variance relief from the ordinance requiring a maximum setback of 20' from all public rights of way.</p>			
<b>V. ATTEST</b>			
<p>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.</p>			
Robert Franks / Sheetz, Inc.		07/03/2013	
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-42
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: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A
Additional structure-related details:
Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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. V13-42

RECEIVED: \_\_\_\_\_

COMPLETE: \_\_\_\_\_

Suggested Scale: 1 square = 5'

*All attached  
plans  
comply.*



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-42
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:**

This property is bounded on all four sides by public rights of way. This makes it infeasible to locate the building within 20' of all public rights of way. Therefore, we have complied with two sides of the requirement, as this is the maximum conformance achievable with the building proposed.

**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:**

This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of the development.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.

**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 increased setback from the two streets provides necessary maneuvering room and parking to serve the facility. This will prevent negative impact to surrounding properties and streets.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-43
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.		
Mailing Address:	5700 Sixth Avenue			Phone:	
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue		
Owner:	Larry D. & Iris H. Smith			Zoning:	B-4
Mailing Address:	1012 University Avenue			Tax Map No:	28A
	Street	Morgantown	WV	26505	Parcel No: 7
	City		State	Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).			
<p>The applicant respectfully requests variance relief from the ordinance that prohibits accessory structures in the front yard.</p>					
<b>V. ATTEST</b>					
<p>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.</p>					
Robert Franks / Sheetz, Inc.					07/03/2013
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-43
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: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A
Additional structure-related details:
Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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.

V13-43

RECEIVED: \_\_\_\_\_

COMPLETE: \_\_\_\_\_

Suggested Scale: 1 square = 5'

*All attached  
plans  
C.M.F.*



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-43
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:**

This property is bounded on all four sides by public right of way and any accessory structure would be required to be placed between the building and a street right of way.

**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:**

This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of the development.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.

**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 accessory structure (gasoline canopy structure) is in fitting with the zoning district and the corridor on which the property is located. The location of the structure in the front yard will not negatively impact traffic congestion as adequate parking and maneuvering areas are also provided.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-44
RECEIVED:	7/15/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name: Sheetz, Inc.	
Mailing Address:	5700 Sixth Avenue		Phone:
	Street Altoona	PA 16602	Mobile: 814-935-4798
	City	State Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address: 1012 University Avenue	
Owner:	Larry D. & Iris H. Smith		Zoning: B-4
Mailing Address:	1012 University Avenue		Tax Map No: 28A
	Street Morgantown	WV 26505	Parcel No: 7
	City	State Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).	
<p>The applicant respectfully requests variance relief from the ordinance that prohibits parking in the front yard.</p>			
<b>V. ATTEST</b>			
<p>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.</p>			
Robert Franks / Sheetz, Inc.			07/03/2013
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-44
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: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A
Additional structure-related details:
Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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.

V13-44

RECEIVED:

COMPLETE:

Suggested Scale: 1 square = 5'

All attached  
plans  
C.M.F.



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-44
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:**

This property is bounded on all four sides by public right of way and any accessory structure would be required to be placed between the building and a street right of way.

**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:**

This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of the development.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.

**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 parking area is in fitting with the zoning district and the corridor on which the property is located. The location of the parking will provide accommodations for the proposed use on this facility to prevent negative impact on surrounding public streets.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-45
RECEIVED:	7/15
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.			
Mailing Address:	5700 Sixth Avenue			Phone:		
	Street	Altoona	PA	16602	Mobile:	814-935-4798
	City		State	Zip	Email:	bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue			
Owner:	Larry D. & Iris H. Smith			Zoning:	B-4	
Mailing Address:	1012 University Avenue			Tax Map No:	28A	
	Street	Morgantown	WV	26505	Parcel No:	7
	City		State	Zip	Phone:	304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).				
<p>The applicant respectfully requests variance relief from the ordinance that prohibits parking from being located within 20 feet of public right of way crosswalks.</p>						
<b>V. ATTEST</b>						
<p>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.</p>						
Robert Franks / Sheetz, Inc.				07/03/2013		
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. 113-45
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: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A

Additional structure-related details:

Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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.

V13-45

RECEIVED:

COMPLETE:

Suggested Scale: 1 square = 5'

*All attached  
plans  
C.M.H.*



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE

CASE NO.

V13-45

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:**

This property is bounded on all four sides by public right of way and has significant topographical relief. These constraints make development difficult and create the need to find alternative ways to redevelop the site and provide parking facilities that will serve the development on the site.

**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:**

This variance will allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district that do not have public right of way on all sides of the development and/or the topographical constraints inherent to this property.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.

**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 parking spaces that will be closer than 20' will help to serve the facility with its own on-site parking. In addition, the urban setting lends itself to maximizing parking on sites to help keep development footprints small.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-45
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.	
Mailing Address:	5700 Sixth Avenue		Phone:	
	Street	Altoona	PA	16602
	City		State	Zip
			Mobile:	814-935-4798
			Email:	bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue	
Owner:	Larry D. & Iris H. Smith		Zoning:	B-4
Mailing Address:	1012 University Avenue		Tax Map No:	28A
	Street	Morgantown	WV	26505
	City		State	Zip
			Parcel No:	7
			Phone:	304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).		
<p>The applicant respectfully requests variance relief from the ordinance that prohibits driveways within 35 feet of the street right of way of the corresponding intersecting street and closer than 30 feet to the end of the curb radius at the corresponding intersecting street.</p>				
<b>V. ATTEST</b>				
<p>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.</p>				
Robert Franks / Sheetz, Inc.				07/03/2013
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.

V13-45

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:**

This property has significant topographical constraints that prevent the access point on Kirk Street to meet this requirement. Other properties in the same vicinity or zoning district may not have as much topographical relief on the adjacent roadways and can better accommodate this requirement.

**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:**

This variance will allow the property to be redeveloped and have access to the adjoining streets as other properties in the vicinity and zoning district share.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.

**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 driveway spacing will still be cohesive with the surrounding area given the urban location of the site. The driveways will be designed to provide safe access to and from the facility and truck access will be directed to the University Avenue access point to further enhance safety of this driveway.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-45
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name: Sheetz, Inc.	
Mailing Address:	5700 Sixth Avenue		Phone:
	Street Altoona	PA 16602	Mobile: 814-935-4798
	City	State Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address: 1012 University Avenue	
Owner:	Larry D. & Iris H. Smith		Zoning: B-4
Mailing Address:	1012 University Avenue		Tax Map No: 28A
	Street Morgantown	WV 26505	Parcel No: 7
	City	State Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).	
<p>The applicant respectfully requests variance relief from the ordinance that limits driveway widths to 26' at curb lines and 22' at the right of way.</p>			
<b>V. ATTEST</b>			
<p>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.</p>			
Robert Franks / Sheetz, Inc.			07/03/2013
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-45
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 (checked)

Structure Characteristics (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A
Additional structure-related details:
Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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.	V13-45
RECEIVED:	_____
COMPLETE:	_____

Suggested Scale: 1 square = 5'

*All attached  
plans  
C.P.F.*



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-45
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:**

This surrounding roadways to this development are narrow and do not provide adequate turning movement for delivery vehicles to access the site without providing additional driveway widths. In addition, this site will need to be accessed by larger vehicles than most other properties in the vicinity.

**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:**

This variance will allow the property to be redeveloped and have safe and adequate access to the adjoining streets as other properties in the vicinity and zoning district share.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. The development will be of extremely high quality and will be safe for the public.

**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 driveway size will be in character with the vicinity and zoning district and will aid in preventing traffic congestion by allowing delivery vehicle movements to occur without stopping within public rights of way



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-46
RECEIVED:	7/15
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.		
Mailing Address:	5700 Sixth Avenue			Phone:	
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue		
Owner:	Larry D. & Iris H. Smith			Zoning:	B-4
Mailing Address:	1012 University Avenue			Tax Map No:	28A
	Street	Morgantown	WV	26505	Parcel No: 7
	City		State	Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).			
<p>The applicant respectfully requests variance relief from the ordinance limiting the number of parking spaces for this development to 39 spaces.</p> <p>1.5 spaces per fuel nozzle, 3 spaces per 1000 sf of enclosed floor area, 1 space per 2 service bays</p>					
<b>V. ATTEST</b>		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.			
Robert Franks / Sheetz, Inc.				07/03/2013	
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

<b>OFFICE USE</b>	
CASE NO.	V13-46
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)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Residential   | <input type="checkbox"/> Single-Family Dwelling | <input type="checkbox"/> Townhouse Dwelling    |
|  | <input type="checkbox"/> Two-Family Dwelling    | <input type="checkbox"/> Multi-Family Dwelling |
| <input checked="" type="checkbox"/> Non-Residential or Mixed ( <i>please explain</i> ) |   |  |

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

Total number of buildings: 1                      Gross floor area of each building: 7,500 sf +/-

Estimated number of employees: 7                      No. of dwelling units: N/A                      No. of bedrooms: N/A

Additional structure-related details:  
 Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

**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. V13-46  
RECEIVED: \_\_\_\_\_  
COMPLETE: \_\_\_\_\_

Suggested Scale: 1 square = 5'

*All attached  
plans  
cont.*



City of Morgantown, West Virginia

## APPLICATION FOR ZONING VARIANCE

OFFICE USE

CASE NO.

V13-46

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:**

The parking calculation utilized is for a "Gasoline Service Station with Mini-Mart". The intended use does have these characteristics, however, it also provides a restaurant component that exceeds typical "mini-mart" customer demand. The additional parking is required to ensure that the use does not negatively impact surrounding street infrastructure for customers.

**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:**

This variance will allow this property and the intended use to provide safe and adequate parking for potential customers, as is currently enjoyed by other properties in the vicinity and zoning district.

**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:**

This variance will allow redevelopment of an area to provide a needed service to the vicinity. Additional parking will aid in providing adequate parking on-site and reducing the potential for the need to park "off-site".

**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 parking proposed is consistent with the surrounding areas by providing adequate parking for the proposed use "on-site".



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-47
RECEIVED:	7/15/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.		
Mailing Address:	5700 Sixth Avenue			Phone:	
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue		
Owner:	Larry D. & Iris H. Smith			Zoning:	B-4
Mailing Address:	1012 University Avenue			Tax Map No:	28A
	Street	Morgantown	WV	26505	Parcel No: 7
	City		State	Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).			
<p>The applicant respectfully requests variance relief from the ordinance requiring a bufferyard of 20' along all street frontages.</p>					
<b>V. ATTEST</b>					
<p>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.</p>					
Robert Franks / Sheetz, Inc.				07/03/2013	
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-47
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: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A

Additional structure-related details:

Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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.	V13-47
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

*See attached  
plans  
C.M.F.*



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-47
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:**

This site is bounded on all four sides by public rights of way. Other properties without this constraint, would not have the same requirement.

**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:**

This variance will allow this property to be redeveloped in a manner consistent with other urban properties in the vicinity and zoning district which do not provide a 20' buffer from streets.

**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:**

This variance will allow redevelopment of an area to provide a needed service to 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 lack of a 20' buffer will not alter the land use characteristics as similar properties in the vicinity and zoning district due not have 20' buffers due to the urban nature of the site.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-47
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.		
Mailing Address:	5700 Sixth Avenue			Phone:	
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue		
Owner:	Larry D. & Iris H. Smith			Zoning:	B-4
Mailing Address:	1012 University Avenue			Tax Map No:	28A
	Street	Morgantown	WV	26505	Parcel No: 7
	City		State	Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).			
<p>The applicant respectfully requests variance relief from the ordinance requiring terminal islands to be 130 sf for the island at the Kirk Street entrance (East Side) and the Foundry Street entrance (east side)</p> <p style="text-align: center; color: red; font-size: 2em;"><b>WITHDRAWN</b></p>					
<b>V. ATTEST</b>					
<p>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.</p>					
Robert Franks / Sheetz, Inc.				07/03/2013	
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. V13-47
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)

WITHDRAWN

Structure Characteristics (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: 7,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A

Additional structure-related details:

Approximate 6,500 sf gas facility / convenience store / restaurant on main floor with approximately 1,000 sf of outdoor seating area on the second level

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.	V13-40
RECEIVED:	_____
COMPLETE:	_____

Suggested Scale: 1 square = 5'

*All attached  
plans*

**WITHDRAWN**



# APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	_____
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:**

The site contains existing retaining walls that prohibit the ability to provide this amount of square footage.

**WITHDRAWN**

- 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:**

This variance will allow this property to be redeveloped in a manner consistent with other properties by utilizing the existing retaining walls on the site.

- 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:**

This variance will allow redevelopment of an area to provide a needed service to 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 resultant development will be cohesive with the urban surroundings.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

0107

OFFICE USE	
CASE NO.	V13-53
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	Sheetz, Inc.		
Mailing Address:	5700 Sixth Avenue			Phone:	
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
<b>II. PROPERTY</b>		Street Address:	1012 University Avenue		
Owner:	Larry D. & Iris H. Smith			Zoning:	B-4
Mailing Address:	1012 University Avenue			Tax Map No:	28A
	Street	Morgantown	WV	26505	Parcel No: 7
	City		State	Zip	Phone: 304-292-9446
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).			
<p>The applicant respectfully requests variance relief from the ordinance requiring the building to be two-stories. The applicant proposes to construct a building that is "two-story" in height and will appear to be two stories from the exterior, however, all building uses will be on a single floor.</p>					
<b>V. ATTEST</b>					
<p>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.</p>					
Robert Franks / Sheetz, Inc.				08/26/2013	
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.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-53
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: 6,500 sf +/-
Estimated number of employees: 7 No. of dwelling units: N/A No. of bedrooms: N/A

Additional structure-related details:

Approximate 6,500 sf gas facility / convenience store / restaurant on main floor. Exterior of building to be constructed as to appear to be two stories.

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. V13-53

RECEIVED: \_\_\_\_\_

COMPLETE: \_\_\_\_\_

Suggested Scale: 1 square = 5'

*All attached  
plans comp.*



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-53
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:**

The proposed use dictates that the facility be one-story in order to ensure the necessary convenience for customers. The ability to be convenient in all aspects is imperative for this operation to be successful.

**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:**

This variance would allow the property to be redeveloped from its current use and would provide the ability for this redevelopment as shared by other properties in the vicinity and zoning district. The proposed use will provide a service that is needed in the area.

**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:**

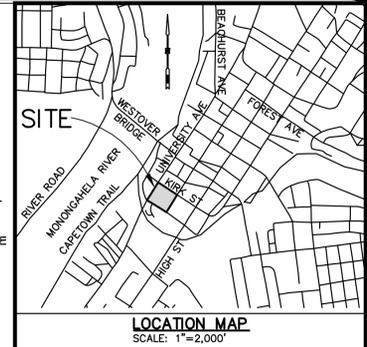
This variance will allow redevelopment of an area to provide a needed service to the property vicinity. The development will be extremely high quality and safe to the public.

**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 building will appear to be a two story facility from the exterior.

NOTE: ALL PROPOSED RETAINING WALLS AND EX. WALLS TO REMAIN SHALL BE EQUIPPED WITH FALL PROTECTION RAILING (RE:DETAIL)

EXISTING	PROPOSED	DESCRIPTION
(3)	(3)	NUMBER OF SPACES PER ROW
---	---	CURB & GUTTER
---	---	FENCE
---	---	GUIDE RAIL
---	---	SIGN
---	---	HANDICAP SYMBOL
---	---	CONCRETE PAVEMENT
---	---	ARCHITECTURAL CONCRETE
---	---	ROADWAY WIDENING
---	---	RETAINING WALL
---	---	LIGHT POLE



REVISIONS	BY

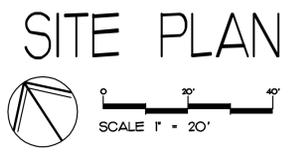
- SITE LEGEND**
- (A) STOP BAR WITH 'STOP' SIGN (R-1), SEE DETAILS
  - (B) PROPOSED TYPE 'B' 18" INTEGRAL CONCRETE CURB & GUTTER, SEE DETAILS
  - (C) TE PROPOSED ACCESSIBLE RAMP TO EX. CURB
  - (D) TE PROPOSED CURB TO ACCESSIBLE RAMP
  - (E) TE PROPOSED CONCRETE TO EXISTING ASPHALT
  - (F) GUIDE RAIL, SEE DETAILS
  - (G) RETAINING WALL (RE: GRADING PLAN & WALL DESIGN)
  - (H) FLUSH PAVING, SEE DETAILS
  - (I) EX. RETAINING WALL TO REMAIN (RE: GRADING PLAN & WALL DESIGN)
  - (J) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE SPACE SIGN AND SYMBOL (VAN) - INDICATES VAN ACCESSIBLE SPACE.
  - (K) 4' SQUARE TUBULAR STEEL BUMPER POST, SEE DETAILS
  - (L) FLAG POLE
  - (M) AIR MACHINE/VACUUM PAD
  - (N) DIRECTIONAL ARROWS, SEE DETAILS
  - (O) 6' WIDE PEDESTRIAN CROSSWALK, SEE DETAILS
  - (P) ACCESSIBLE RAMP, TIE TO EX. SIDEWALK, SEE DETAILS
  - (Q) EX. CONC. SIDEWALK TO REMAIN
  - (R) PAD MOUNTED TRANSFORMER. COORDINATE SERVICE WITH POWER UTILITIES
  - (S) END EX. RETAINING WALL AT LIMITS SHOWN (RE: GRADING PLAN & WALL DESIGN)
  - (T) TE EX. RETAINING WALL AND NEW RETAINING WALL TOGETHER (RE: GRADING PLAN & WALL DESIGN)
  - (U) STAIRS (RE: GRADING PLAN & WALL DESIGN)
  - (V) NO LEFT TURN SIGN MOUNTED ON STOP SIGN POST
  - (W) FALL PROTECTION RAILING (TOP OF RETAINING WALL)
  - (X) TE PROPOSED CURB TO EXISTING
  - (Y) ACCESSIBLE RAMP, SEE DETAILS
  - (Z) 5' WIDE CONCRETE SIDEWALK, SEE DETAILS
  - (A1) TE PROPOSED SIDEWALK TO EXISTING
  - (B1) PLAN CONCRETE CURBING, TYPE I, PER W/DOH PVT6
  - (C1) DO NOT ENTER SIGN (R-51), SEE DETAILS

- SITE PLAN NOTES**
1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
  2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
  3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
  4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4' WIDE, AT 45' AND 2 FEET O.C.
  5. ALL STRIPING SHALL BE 4' WIDE UNLESS NOTED OTHERWISE.
  6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ AND IS TO ENSURE THAT THE SIGN IS LOCATED OFF OF RIGHTS-OF-WAY.
  7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
  8. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MORGANTOWN REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  9. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZATION (RE: LANDSCAPE PLAN).
  10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM POWER AND TELEPHONE UTILITIES FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.
  11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  13. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY MATTERS, LLC.

**PARKING CALCULATIONS**

TENANT	AREA SF	MAXIMUM PARKING	PARKING PROVIDED	RATIO PROVIDED
RETAIL	6,407 SF	39	41	6.40/1000
TOTAL	6,407 SF	39	41	6.40/1000

- PAINT STRIPING LEGEND**
- SWSL/4" - SINGLE WHITE SOLID LINE / 4' WIDE
  - SWDL/4" - SINGLE WHITE DASHED LINE / 4' WIDE
  - SYSL/4" - SINGLE YELLOW SOLID LINE / 4' WIDE
  - DYSL/4" - DOUBLE YELLOW SOLID LINE / 4' WIDE EACH
  - SWSL/24" - SINGLE WHITE SOLID LINE / 24' WIDE



**FREELAND and KAUFFMAN, INC.**  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 864-233-5497  
 fax 864-233-8916

**PRELIMINARY NOT FOR CONSTRUCTION**

**SHEETZ, INC. MORGANTOWN, WV**  
 SHEETZ, INC.  
 5700 SIXTH AVENUE  
 ALTOONA, PA 15602  
 814-946-3611

DRAWN	TMB
CHECKED	BTS
DATE	10/09/2013
SCALE	
DRAWING	8





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

**SHEETZ**  
Store Design

SHEETZ INCORPORATED  
5700 SIXTH AVENUE  
ALTOONA  
PENNSYLVANIA 16602  
(814) 946-3611

EXTERIOR  
ELEVATIONS

PROPOSED  
SHEETZ STORE  
INTERSECTION OF UNIVERSITY  
AVENUE & FOUNDRY AVENUE  
MORGANTOWN, WV

SCALE: 1/4" = 1'-0"

DATE: 10/2/13

DRAWN BY: ALS

FILENAME: Ext Elev

1

NO.	DATE	BY	DESCRIPTION	REVISIONS