



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

# The City of Morgantown

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

February 20, 2014

Suncrest United Methodist Church  
c/o Jim Clevenger  
479 Van Voorhis Road  
Morgantown, WV 26505

**RE: V14-05 / Suncrest United Methodist Church / 479 Van Voorhis Road  
Tax Map 6, Parcel 66**

Dear Mr. Clevenger,

This letter is to notify you of the decision made by the Board of Zoning Appeals concerning the above referenced variance petition for variance relief from Article 1369 as it relates to signage at 479 Van Voorhis Road.

The decision is as follows:

**Board of Zoning Appeals, February 19, 2014:**

1. Each of the Findings of Fact was found in the positive as stated in Addendum A of this letter.
2. The Board approved a 4'-6" variance from the maximum post and panel sign height standard provided under Article 1369.09(F)(1)(a) with the following condition:
  - a. That the vertical members of the post and panel sign must be wrapped in brick or stone or veneer brick or stone as agreed to by the petitioner.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Board of Zoning Appeals during this thirty-day period is at the sole financial risk of the petitioner.

The above referenced approval is set to expire in twelve (12) months unless you can demonstrate that they have been activated as evidenced by permits, construction, or required licenses. This expiration deadline may be extended to eighteen (18) months upon prior written request of the Board. Please contact Amy Fairman, Permit Technician, to amend your building permit application to include design changes associated with condition described above. Ms. Fairman's telephone number is 304-284-7441.

Should you have any questions or require further clarification, please contact the undersigned. We look forward to serving your plans review and permitting needs.

Respectfully,

Stacy Hollar  
Executive Secretary  
Development Services Department

## **ADDENDUM A – Approved Findings of Fact**

### **V14-05 / Suncrest United Methodist Church / 479 Van Voorhis Road**

---

**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 subject property is located along one of the most heavily traveled arterial routes in the region. The proposed height increase of the sign will not obstruct sight distance on Van Voorhis Road. Increasing the sign size should assist in the church communicate seasonal events through temporary banner signs.

**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:

There appears to be a number of businesses within the subject commercial corridor that exceed maximum ground sign height standards. The increase in height of the sign should help eliminate the need to use of temporary sign banners on the property closer to the sidewalk and roadway.

**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 proposed increase in height of the sign should not interfere with vehicular or pedestrian movement as the sign is located approximately 30 feet from the sidewalk and approximately 300 feet from adjacent 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 nature of the variance relief requested cannot contribute to nor mitigate existing traffic congestion; will not alter the existing land use characteristics of the existing building; and, will continue a signage messaging characteristic that appears to be prevalent within the subject commercial corridor.