



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
www.morgantownwv.gov

September 24, 2014

**RE: Case Nos. V14-44 through V14-49
Highland Park Square / 502 Stewart Street
Tax Map 14, Parcels 450 and 451**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Michael Mills of Mills Group, on behalf of John Rice, has submitted six (6) **variance** petitions for property located at **502 Stewart Street**. A map is enclosed with this letter illustrating the location of the subject site.

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

**Wednesday, October 15, 2014 at 6:30 PM
City Council Chambers, City Hall, 389 Spruce Street**

Project Description:

The petitioner seeks to raze the existing structure and construct a three-story building that will contain five (5) nonresidential leasable spaces and seven (1) one-bedroom dwelling units. The proposed development requires variance relief from Article 1345.06 as it relates to the location of parking spaces; Article 1367 as it relates to landscaping; Article 1331.06 as it relates to "Overstore Dwelling" uses; Article 1367.06 as it relates to the dumpster location; and, Article 1345.07 as it relates to performance standards for the B-1, Neighborhood Business District.

Should you have any questions concerning these petitions or require special accommodations to attend the hearing noted above, please call the Planning Division at 304-284-7431 or email to shollar@cityofmorgantown.org. Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

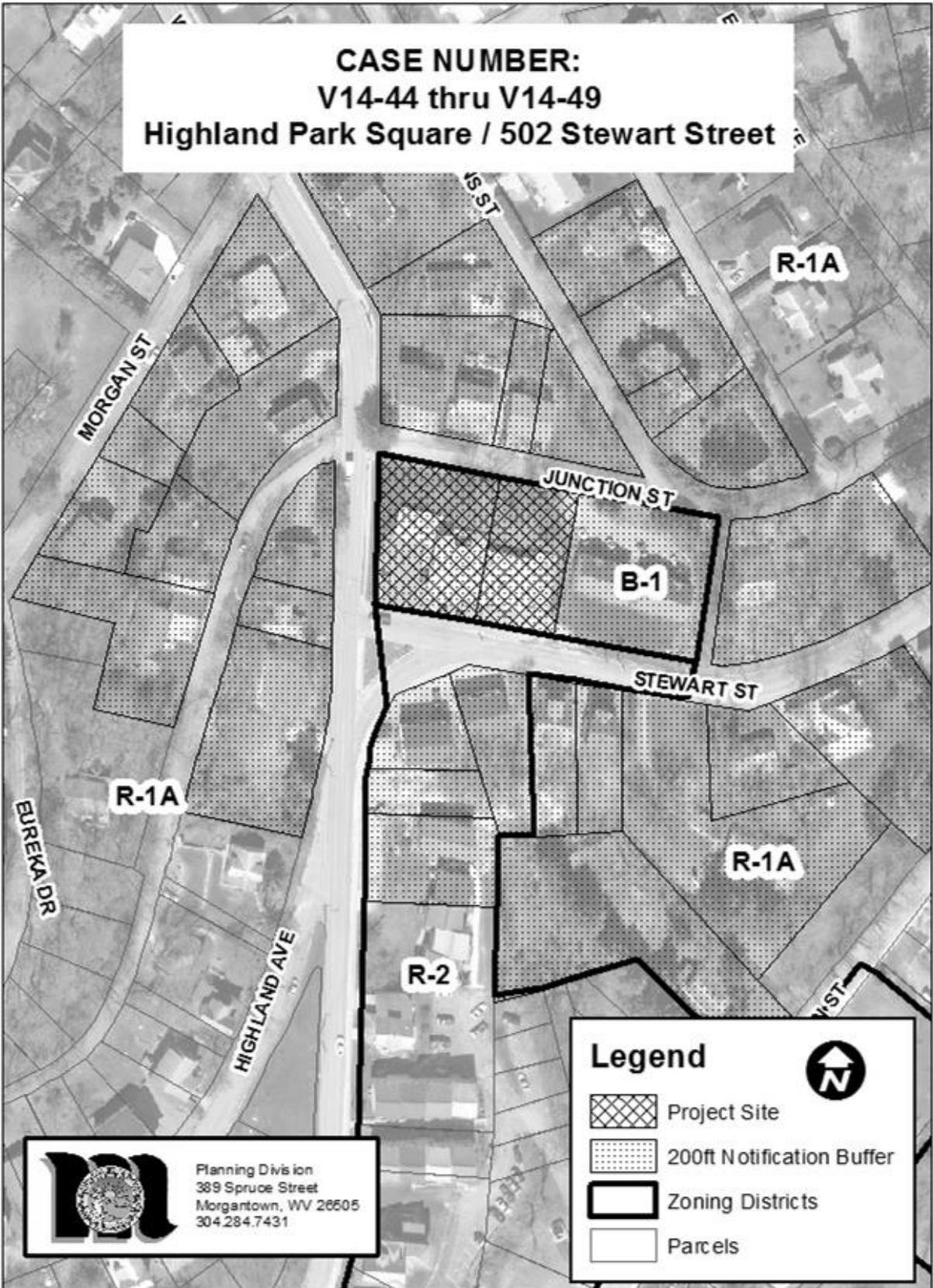
The agenda for this hearing and related staff reports will be posted on the City's website, www.morgantownwv.gov, approximately one week before the hearing.

Respectfully,

Stacy Hollar
Executive Secretary

Enclosure: Site map

**CASE NUMBER:
V14-44 thru V14-49
Highland Park Square / 502 Stewart Street**



 Planning Division
389 Spruce Street
Morgantown, WV 26605
304.284.7431

Legend 

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