



MORGANTOWN BOARD OF ZONING APPEALS

June 17, 2015

6:30 PM

City Council Chambers

Board Members:

Leanne Cardoso, Chair

Bill Burton, Vice-Chair

Linda Herbst

George Papandreas

Jim Shaffer

COMBINED STAFF REPORT

CASE NO: V15-31 thru V15-35
Sheetz, Inc. / Grafton Road

REQUEST and LOCATION:

Request by Bob Franks, on behalf of Sheetz, Inc., for approvals of five (5) variance petitions relating to a proposed development on Grafton Road.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Clinton District Tax Map 6, part of Parcel 4.6; B-5, Shopping Center District

SURROUNDING ZONING:

B-5, Shopping Center District

BACKGROUND and ANALYSIS:

The petitioner seeks to construct a *Sheetz* "Gas Station Mini-Mart" use at the corner of Hornbeck Road and Grafton Road. The following summarizes proposed development program details:

- The subject development site is generally characterized as the southwest corner of the Grafton Road (State Route 119) / Hornbeck Road (County Route 76) intersection.
- The *Sheetz* site is approximately 2.34 acres of a larger 10.90 acre development site.
- A portion of the contemplated development site includes WVDOH right-of-way. Staff understands that efforts by the property owner (David Alvarez) are well advanced to acquire requisite right-of-way from WVDOH.
- The subject area of WVDOH right-of-way that is a part of the development site is located within Morgantown's corporate limits. As such, the development must follow all related City Planning and Zoning Code, Building Code, Fire Code, etc. and obtain building permits. Staff understands that the property owner (David Alvarez) will be pursuing an annexation by petition so that the remaining portion of the *Sheetz* development site will be within Morgantown's corporate boundaries.
- The development program includes a 6,879 square foot "*Sheetz Store*" and six (6) fueling stations [twelve (12) fueling nozzles] below an accessory fueling center canopy structure. The site will also offer a "Drive-Through Facility" similar to a "Fast-Food Restaurant."
- There are 61 proposed parking spaces, three (3) of which are dedicated accessible spaces.
- The *Sheetz* development site will be accessed at three (3) driveway curb cut entrances to a "Common Access" road that will be constructed.
- The property owner (David Alvarez) has advised the City of his intentions to pursue an annexation of the remaining portion of the *Sheetz* development site into the City.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN BOARD OF ZONING APPEALS

June 17, 2015
 6:30 PM
 City Council Chambers

Board Members:

- Leanne Cardoso, Chair
- Bill Burton, Vice-Chair
- Linda Herbst
- George Papandreas
- Jim Shaffer

The following table summarizes the Planning and Zoning Code provisions for which variance relief is being requested.

Variance Case No.	Planning and Zoning Code Provision
V15-31	Article 1353.05(A) provides that the minimum height of a principal structure in the B-5 District shall be twenty-five (25) feet. The proposed building height is 20 feet, which requires variance relief of 5 feet .
V15-32	Article 1353.07(E) provides that sidewalks shall be constructed along the frontage (where feasible) of a lot upon which a use is to be constructed. New sidewalks shall be at least six (6) feet wide, or the same width as an existing but incomplete sidewalk along the same side of the street. By definition (see Article 1329.02 "Lot Front"), the front of the subject development site is the approximate 242 feet of frontage along Hornbeck Road. This determination establishes the site's building envelope orientation. The petitioner, at the request of City Administration, seeks to instead construct a six (6) foot wide sidewalk on the opposite side of the "Common Access" road from the <i>Sheetz</i> development. Said sidewalk will begin at a new bus shelter that will be located on southwest corner of the Hornbeck Road / "Common Access" road intersection, thence along the "Common Access" road past the first <i>Sheetz</i> driveway curb cut, which will include a marked crosswalk and pedestrian way to the <i>Sheetz</i> store. This alternate sidewalk development proposal requires variance relief.
V15-33	Article 1365.04(l) provides a maximum number of parking spaces standard based on 115% of the minimum parking requirement. Staff has determined that the minimum number of parking spaces should be calculated for both the "Gas Station Mini-Mart" use and the "Fast-Food Restaurant" use, given the anticipated level of food related service to support the planned drive-through facility. The minimum parking standard for "Fast-Food Restaurant" uses is based on the number of seats and number of employees present during the busiest shift. Although interior and exterior seating is still being designed, it appears variance relief will be required for 4 to 8 parking spaces that exceed the maximum standard.
V15-34	Article 1365.05 requires that at least 6 drive-through stacking stalls be provided before the ordering point. Only 4 stalls are provided because the fifth and sixth stalls are located within the drive aisle used to access 3 of the 5 parking stalls adjoining the trash enclosure facility. Additionally, Article 1365.09(B)(4)(c) provides that parking spaces be unobstructed and have access to an aisle or driveway so that any automobile may be moved without moving another. As noted above, the fifth and sixth stacking stalls obstruct 3 of the 5 parking stalls adjoining the trash enclosure facility. Variance relief is required to permit the drive-through stacking lane to be developed as proposed.
V15-35	Article 1367.08(C)(1) provides that a ten-foot landscape buffer be provided for the length of any parking area abutting the street. Variance relief is required so that a buffer area of less than 10 feet in width can be developed along the Grafton Road right-of-way boundary.

Development Services

Christopher Fletcher, AICP
 Director

Planning Division

389 Spruce Street
 Morgantown, WV 26505
 304.284.7431



MORGANTOWN BOARD OF ZONING APPEALS

June 17, 2015
6:30 PM
City Council Chambers

Board Members:

Leanne Cardoso, Chair
Bill Burton, Vice-Chair
Linda Herbst
George Papandreas
Jim Shaffer

Staff recommends that the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the five (5) subject variance petitions. 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 request meets the standard criteria for a variance by reaching a positive determination for *each* of the "Findings of Fact" submitted by the petitioner. 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 of the five (5) variance petitions must be considered and acted upon by the Board separately. Staff submits the following recommendations for each of the subject variance petitions.

- Case No. V15-31Minimum building height at the intersection
Staff recommends approval without conditions.

- Case No. V15-32Sidewalks
Staff recommends approval with the condition that, to the satisfaction of the City Engineer, a bus shelter pad be developed, in consultation with Mountain Line Transit, at the southwest corner of the Hornbeck Road / "Common Access" road intersection; that a sidewalk, with a minimum width of six (6) feet, be constructed on the opposite side of the "Common Access" road from the *Sheetz* development site; that said sidewalk must begin at the subject new bus shelter pad and continue along the "Common Access" road past the first *Sheetz* driveway curb cut; that a marked crosswalk be developed connecting said sidewalk with a pedestrian way to the *Sheetz* store; that a surety bond for the development of the bus shelter pad and sidewalk be secured by the City Engineer; and, that said bus shelter pad and sidewalk must be constructed prior to the issuance of a Certificate of Occupancy for the *Sheetz* store.

- Case No. V15-33Maximum parking standard
Staff recommends approval without conditions.

- Case No. V15-34Drive-through stacking stalls
Staff recommends approval with the condition that the five (5) parking spaces adjoining the dumpster enclosure facility be restricted to employee parking only and be marked and/or signed accordingly.

- Case No. V15-35Parking area bufferyard.
Staff recommends approval without conditions.

Development Services

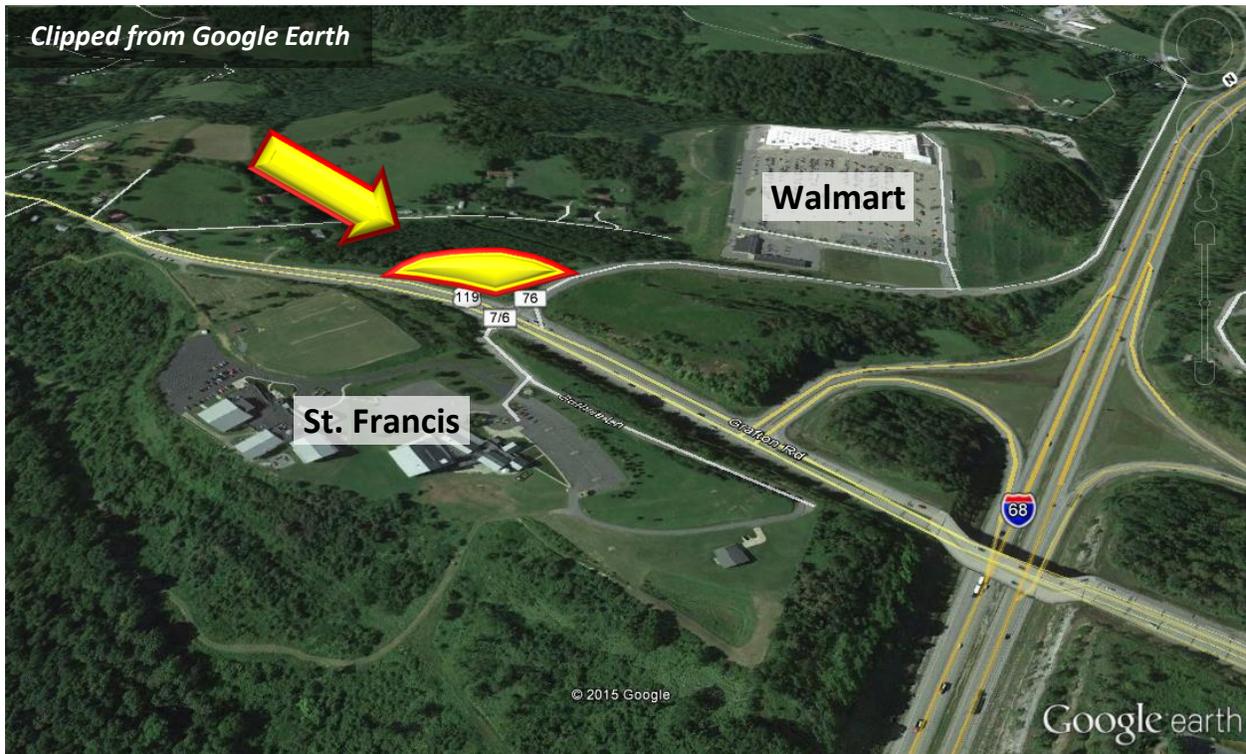
Christopher Fletcher, AICP
Director

Planning Division

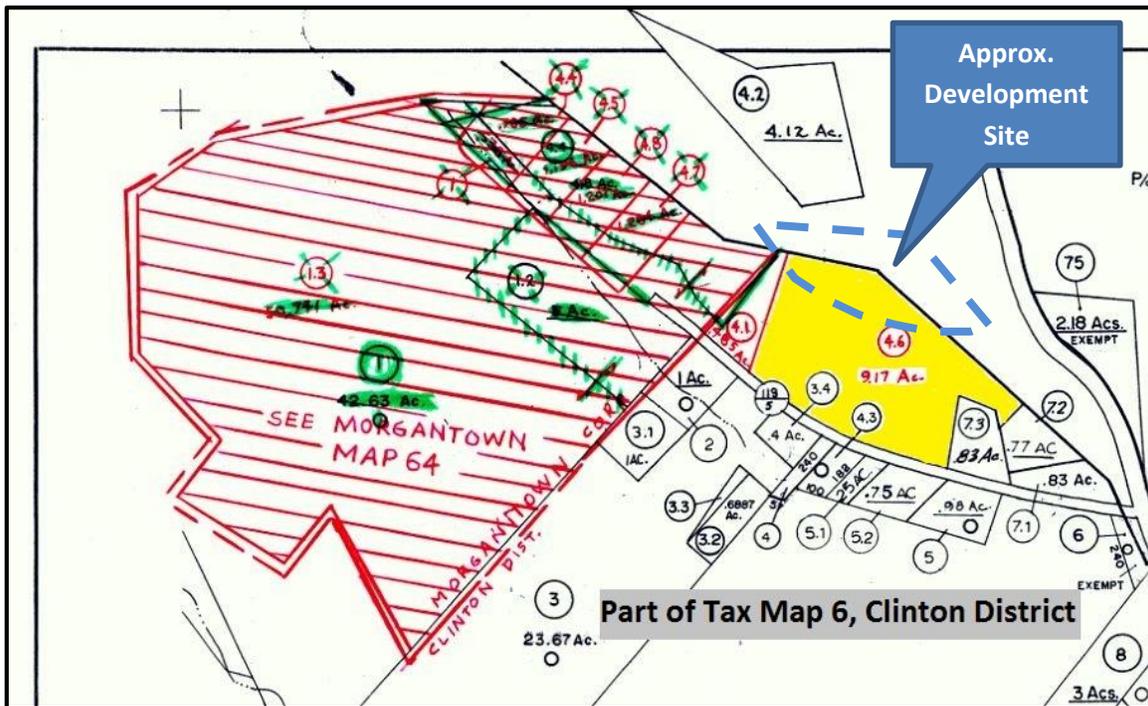
389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosures: Applications and accompanying exhibits

STAFF REPORT ADDENDUM A
V15-31 thru V15-35 / Sheetz, Inc. / Grafton Road



NOT TO SCALE – FOR ILLUSTRATION PURPOSES ONLY



STAFF REPORT ADDENDUM B
V15-31 thru V15-35 / Sheetz, Inc. / Grafton Road

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

Case No. V15-31 Minimum Building Height Standard

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

Building height will have no effect on the functionality of this site, the business conducted on it, or the circulation of the development. The other buildings within the B-5 District south of Interstate 68 appear to be less than the minimum building height standard and do appear to present an adverse impact.

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

This property is uniquely located outside of the City limits but with a portion of the planned development site to be located within a prior road R/W which fell under the Morgantown corporate limits. As a result, the entire site will be incorporated into the City and is now subject to planning and zoning codes that it otherwise would not have been required to meet.

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The size and interior of the Sheetz facility will not change regardless of the building height. Adding additional height to the building would create an increased cost and added construction time that is does not appear necessary for the use of this development.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The intent of the minimum building height was to increase density within a smaller development footprint and is most relevant to office buildings, multi-family developments, and other types of retail spaces. ~~As stated previously,~~ The layout of this facility would not be changed as a result of a higher roofline. The gas station/food service business would not function with a multi-story structure.

Case No. V15-32 Sidewalks

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

There are no existing sidewalks or a walking path network near the site at present day and the Grafton Road / Hornbeck Road intersection does not provide a pedestrian crosswalk access. Providing a sidewalk at the frontage of this lot along Hornbeck Road would serve no real purpose as it would not have anything to connect to. The alternate sidewalk location will link transit riders to the site and will also serve to establish additional sidewalk construction as further development is delivered on the side of the “Common Access” road opposite the Sheetz development site thereby integrating the entire development with pedestrian facilities.

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The property is located along high traffic routes that do not serve pedestrian traffic and there are no other business, housing, etc. within the immediate area that would access the site on foot.

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

Constructing a sidewalk at the frontage location along Hornbeck Road would be ineffective as there are no means for pedestrian traffic on either side of the property. Allowing an alternative to provide an internal sidewalk that will ultimately create connectivity between the *Sheetz* and other future business within this overall parcel of land would have a much more positive effect on the development and community.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The intent is to provide for pedestrian connectivity. Construction of the sidewalk at the property frontage by code does not provide that for this specific site. Allowing a substitute to construct the sidewalk along the entrance will better meet the intent of the code.

Case No. V15-33 Maximum Parking Standard

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

Providing more parking spaces will actually create a safer environment for this proposed use, preventing traffic backups outside the development and improve internal circulation.

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

This property, though located in the City limits, does not have a connection to the City (proper) and is not accessible by foot traffic from other businesses, parking areas, etc. Patrons of this business must access the site from automobile traffic or public transit. Given that the overwhelming majority of the business from the site will be obtained through automobile traffic due to its geographic location, ~~the applicant feels that this variance~~ relief appears is warranted.

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

This site is remote compared to the other property within the City's boundaries and ~~more~~ highly ~~depends on~~ dependent upon automobile traffic in order to serve the public.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The intention of limiting the amount of parking spaces is not to hinder a business but to encourage connectivity within urban areas, utilizing existing parking structures, sharing lots with other business, etc. This site is unique with the city limits because of its remote location. The applicant is only asking for a variance to provide additional parking spaces for what they feel is needed based on historical data and existing traffic information at this location.

Case No. V15-34 Drive-Through Stacking

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The drive thru currently allows for 5 to 6 spaces behind the pickup window and another 4 spaces behind the ordering station which effectively gives 9 to 10 stacking stalls. In addition, the 3 parking spaces that are potentially obstructed will be employee parking spaces and will not be needed for routine turnover.

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The current lot configuration and access points make deliveries challenging. The separation of the drive thru aisle between the pickup window and ordering station allows for better circulation completely around the building for deliveries and other traffic.

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The intent of the code is met by allowing enough stacking stalls to keep from obstructing the ingress and egress of patrons. The configuration is unique and is not currently considered in the existing code.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The proposed plan actually provides more stacking within the entire drive thru than what is required by code. The pickup window allows for stacking of 5 to 6 parking spaces, the order station allows stacking for 4 spaces, and there is actually room for 2 or more cars between the order station and the stop bar, giving a total of 11 to 12 stacking stalls which is double the amount that would be required otherwise. Also, the intent of unobstructed parking stall requirement is to prevent patrons from getting blocked in. In this case, if an obstruction were to occur, it would block in an employee. Shift changes do not typically occur at times of high traffic when multiple cars are expected to be using the drive thru.

Case No. V15-35 Parking Area Bufferyard

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The code provides for aesthetic feature and intends to create spacing from newly developed areas. An adequate buffer will still be left on this site but will be contained within the right-of-way instead of on the property location

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The right-of-way for Grafton Road is very large at this location (well over 150 feet).

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The parking area and dumpster does not sit adjacent to another property but instead is located adjacent to a public right-of-way which is in excess of 150 feet in width.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

A grassed area of 28 feet in width will remain between the parking area/dumpster and US 110 at this location. This buffer area will be located within the DOH right-of-way and must remain for roadside drainage (this ~~with~~ width remains even after the addition of a new turn lane on US 199).



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-31
RECEIVED:	01 MAY 15

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	Sheetz, Inc. (Bob Franks)		
Mailing Address:	5700 Sixth Avenue	Phone:	814-946-4072		
	<small>Street</small> Altoona	PA	16602	Mobile:	814-935-4798
	<small>City</small>	<small>State</small>	<small>Zip</small>	Email:	bfranks@sheetz.com
II. PROPERTY		Street Address:	Intersection of Hornbeck Road and Grafton Road		
Owner:	WWYD, LLC	Zoning:	B-5		
Mailing Address:	P.O. Box 430	Tax Map No.:	6		
	<small>Street</small> Bridgeport	WV	26330	Parcel No.:	4.6
	<small>City</small>	<small>State</small>	<small>Zip</small>	Phone:	304-777-7711
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
		<p style="text-align: center;"><i>Three-foot variance from minimum building height standard for principal structure.</i></p> <p>Under Article 1353.05, the minimum building height in this zoning district is required to be 25 feet. The planned building height for this Sheetz store is 22 feet. The request for variance is to waive the minimum height requirement.</p>			
V. ATTEST		I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Development Services 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.			
Michael Nestor (Agent)				5/11/15	
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 VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-31
RECEIVED:	01 MAY 15

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: _____ Gross floor area of each building: _____

Estimated number of employees: _____ No. of dwelling units: _____ No. of bedrooms: _____

Additional structure-related details: _____

Additional Information (as required by Staff):

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

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



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-31
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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. The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

Building height will have no effect on the functionality of this site, the business conducted on it, or the circulation of the development.

2. The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

This property is uniquely located outside of the City limits but with a portion of the planned development site to be located within a prior road R/W which fell under the Morgantown corporate limits. As a result, the entire site will be incorporated into the City and is now subject to planning and zoning codes that it otherwise would not have been required to meet.



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-31
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

3. The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The size and interior layout of the Sheetz facility will not change regardless of the building height. Adding additional height to the building would create an increased cost and added construction time that is not necessary for the use of this development.

4. The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The intent of the minimum building height was to increase density within a smaller development footprint and is most relevant to office buildings, multi-family developments, and other types of retail spaces. As stated previously, the layout of this facility would not be changed as a result of a higher roofline. This gas station/food service business would not function with a multi-story structure.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-32
RECEIVED:	01 MAY 15

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	Sheetz, Inc. (Bob Franks)		
Mailing Address:	5700 Sixth Avenue			Phone:	814-946-4072
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	
		Email: bfranks@sheetz.com			
II. PROPERTY		Street Address:	Intersection of Hornbeck Road and Grafton Road		
Owner:	WWYD, LLC			Zoning:	B-5
Mailing Address:	P.O. Box 430			Tax Map No:	6
	Street	Bridgeport	WV	26330	Parcel No: 4.6
	City		State	Zip	
		Phone: 304-777-7711			
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
<p>Article 1353.07 (E) The applicant requests a variance from the requirement to construct a sidewalk along the frontage of the lot. (Hornbeck Road) Instead, the applicant proposed to work with Mountain Line Transit and the WVDOH in an attempt to obtain a bus stop at the site entrance along Hornbeck Road and to construct a sidewalk along the internal access drive to provide a pathway to the proposed Sheetz building.</p>					
V. ATTEST					
<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 Development Services 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>					
Michael Nestor (Agent)				5/1/15	
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 VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-32
RECEIVED:	01 MAY 15

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: _____ Gross floor area of each building: _____

Estimated number of employees: _____ No. of dwelling units: _____ No. of bedrooms: _____

Additional structure-related details:

Additional Information (as required by Staff):

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

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



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-32
RECEIVED:	01 May 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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. The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

There is no existing sidewalk or walking path network near the site at present day and the intersection does not provide for pedestrian access. Providing a sidewalk at the frontage of this lot would serve no real purpose as it would not have anything to connect to.

2. The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The property is located along high traffic routes that do not serve pedestrian traffic and there are no other businesses, housing, etc. within the immediate area that would access the site on foot.



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-32
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

3. The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

Constructing a sidewalk at the frontage location would be ineffective as there are no means for pedestrian traffic on either side of the property. Allowing an alternative to provide an internal sidewalk that will ultimately create connectivity between the Sheetz and other future businesses within this overall parcel of land would have a much more positive effect on the development and community.

4. The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The intent is to provide for pedestrian connectivity. Construction of the sidewalk at the property frontage by code does not provide that for this specific site. Allowing a substitute to construct the sidewalk along the entrance drive will better meet the intent of the code.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-33
RECEIVED:	01 MAY 15

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	Sheetz, Inc. (Bob Franks)		
Mailing Address:	5700 Sixth Avenue		Phone:	814-946-4072	
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	
Email: bfranks@sheetz.com					
II. PROPERTY		Street Address:	Intersection of Hornbeck Road and Grafton Road		
Owner:	WWYD, LLC		Zoning:	B-5	
Mailing Address:	P.O. Box 430		Tax Map No:	6	
	Street	Bridgeport	WV	26330	Parcel No: 4.6
	City		State	Zip	
Phone: 304-777-7711					
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
<p>Article 1365.04 (I) The applicant requests a variance from the maximum number of parking spaces allowed. The applicant feels that the use of their facility will demand a higher number of parking spaces in order to effectively serve the public and provide for a safe and functional site.</p>					
V. ATTEST		<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 Development Services 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>			
Michael Nestor (Agent)		[Signature]		5/1/15	
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 VARIANCE PETITION

OFFICE USE table with fields for CASE NO. (V15-33) and RECEIVED: (01/14/15)

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: Gross floor area of each building: Estimated number of employees: No. of dwelling units: No. of bedrooms: Additional structure-related details:

Additional Information (as required by Staff):

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

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



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-33
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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. The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

Providing more parking spaces will actually create a safer environment for this proposed use, preventing traffic backups and internal circulation problems.

2. The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

This property, though located in the City limits, does not have a connection to the City (proper) and is not accessible by foot traffic from other businesses, parking areas, etc. Patrons of this business must access the site from automobile traffic or public transit. Given that the overwhelming majority of the business for this site will be obtained through automobile traffic due to its geographic location, the applicant feels that this variance is warranted.



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-33
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

3. The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The site is remote compared to other property within the City's boundaries and more highly depends on automobile traffic in order to serve the public.

4. The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The intention of limiting the amount of parking spaces is not to hinder a business but to encourage connectivity within urban areas, utilizing existing parking structures, sharing lots with other businesses, etc. This site is unique with the city limits because of its remote location. The applicant is only asking for a variance to provide additional parking spaces for what they feel is needed based on historical data and existing traffic information at this location.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-34
RECEIVED:	01 MAY 15

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	Sheetz, Inc. (Bob Franks)		
Mailing Address:	5700 Sixth Avenue		Phone: 814-946-4072		
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
II. PROPERTY		Street Address:	Intersection of Hornbeck Road and Grafton Road		
Owner:	WWYD, LLC		Zoning: B-5		
Mailing Address:	P.O. Box 430		Tax Map No: 6		
	Street	Bridgeport	WV	26330	Parcel No: 4.6
	City		State	Zip	Phone: 304-777-7711
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
<p>Article 1365.05 and 1365.09(B)(4)(c) Code requires that 6 stacking stalls are provided behind a drive thru ordering station and the proposed plan calls for 4 stacking stalls. 2 more stacking stalls would obstruct 3 parking spaces that are currently located near the proposed dumpster location. The applicant is asking for either the allowance to reduce the stacking stalls to a requirement of 4 stalls or allowance to obstruct the 3 parking spaces while providing 6 stacking stalls.</p>					
V. ATTEST					
<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 Development Services 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>					
Michael Nestor (Agent)				5/1/15	
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 VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-34
RECEIVED:	01 MAY 15

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
 - Two-Family Dwelling
- Non-Residential or Mixed (please explain)
 - Townhouse Dwelling
 - Multi-Family Dwelling

Structure Characteristics (complete only those that apply)

Total number of buildings: _____ Gross floor area of each building: _____
 Estimated number of employees: _____ No. of dwelling units: _____ No. of bedrooms: _____
 Additional structure-related details: _____

Additional Information (as required by Staff):

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

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



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-34
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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. The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The drive thru currently allows for 5/6 spaces behind the pickup window and another 4 spaces behind the ordering station which effectively gives 9/10 stacking stalls. In addition, the 3 parking spaces that are potentially obstructed will be employee parking spaces and will not be needed for routine turnover.

2. The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The current lot configuration and access points make deliveries challenging. The separation of the drive thru aisle between the pickup window and ordering station allows for better circulation completely around the building for deliveries and other traffic.



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-34
RECEIVED:	01 May 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

3. The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The intent of the code is met by allowing enough stacking stalls to keep from obstructing the ingress and egress of patrons. The configuration is unique and is not currently considered in the existing code.

4. The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The proposed plan actually provides more stacking within the entire drive thru than what is required by code. The pickup window allows for stacking of 5/6 parking spaces, the order station allows stacking for 4 spaces, and there is actually room for 2 more cars between the order station and the stop bar, giving a total of 11/12 stacking stalls which is double the amount that would be required otherwise. Also, the intent of unobstructed parking stall requirement is to prevent patrons from getting blocked in. In this case, if an obstruction were to occur, it would block in an employee. Shift changes do not typically occur at times of high traffic when multiple cars are expected to be using the drive thru.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-35
RECEIVED:	01 MAY 15

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	Sheetz, Inc. (Bob Franks)		
Mailing Address:	5700 Sixth Avenue			Phone:	814-946-4072
	Street	Altoona	PA	16602	Mobile: 814-935-4798
	City		State	Zip	Email: bfranks@sheetz.com
II. PROPERTY		Street Address:	Intersection of Hornbeck Road and Grafton Road		
Owner:	WWYD, LLC			Zoning:	B-5
Mailing Address:	P.O. Box 430			Tax Map No:	6
	Street	Bridgeport	WV	26330	Parcel No: 4.6
	City		State	Zip	Phone: 304-777-7711
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
<p>* AND ALONG "COMMON ACCESS" ROAD AT ROW OF THIRTEEN (13) PARKING STALLS ARE ILLUSTRATED. <i>C.M.F.</i></p>					
<p>Article 1367.08(C)(1) The applicant request a variance for the requirement of a 10' buffer yard along the Grafton Road R/W for a small portion adjacent to the dumpster and parking bay next to it. *</p>					
V. ATTEST					
<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 Development Services 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>					
<i>Michael Nestor (Agent)</i>		<i>[Signature]</i>		<i>5/1/15</i>	
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 VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-35
RECEIVED:	01 MAY 15

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: _____ Gross floor area of each building: _____

Estimated number of employees: _____ No. of dwelling units: _____ No. of bedrooms: _____

Additional structure-related details: _____

Additional Information (as required by Staff):

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

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



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-35
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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. The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The code provides for an aesthetic feature and intends to create spacing from newly developed areas. An adequate buffer will still be left on this site but will be contained within the R/W instead of on the property at this location.

2. The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

The R/W for Grafton Road is very large at this location. (well over 150 feet)



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V15-35
RECEIVED:	01 MAY 15

VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

3. The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

The parking area and dumpster does not sit adjacent to another property but instead is located adjacent to a public R/W which is in excess of 150 feet in width.

4. The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

A grassed area of 28 feet in width will remain between the parking area/dumpster and US 110 at this location. This buffer area will be located within the DOH R/W and must remain for roadside drainage. (this with remains even after the addition of a new turn lane on US 119)

SITE DESIGN, CONSTRUCTION, AND EROSION & SEDIMENT CONTROL PLANS

FOR

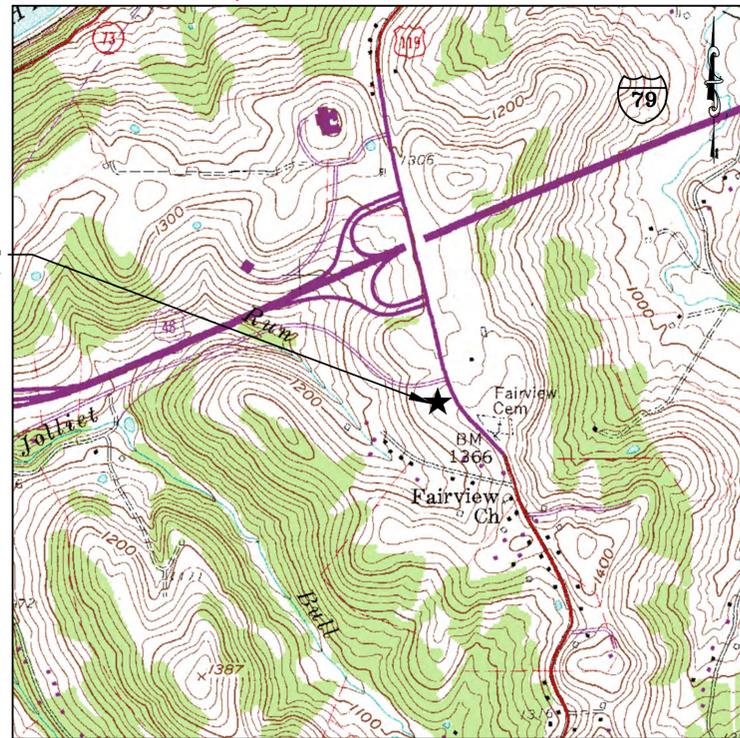
SHEETZ EXIT 1, I-68

MORGANTOWN, MONOGALIA COUNTY, WEST VIRGINIA

MAY 2015

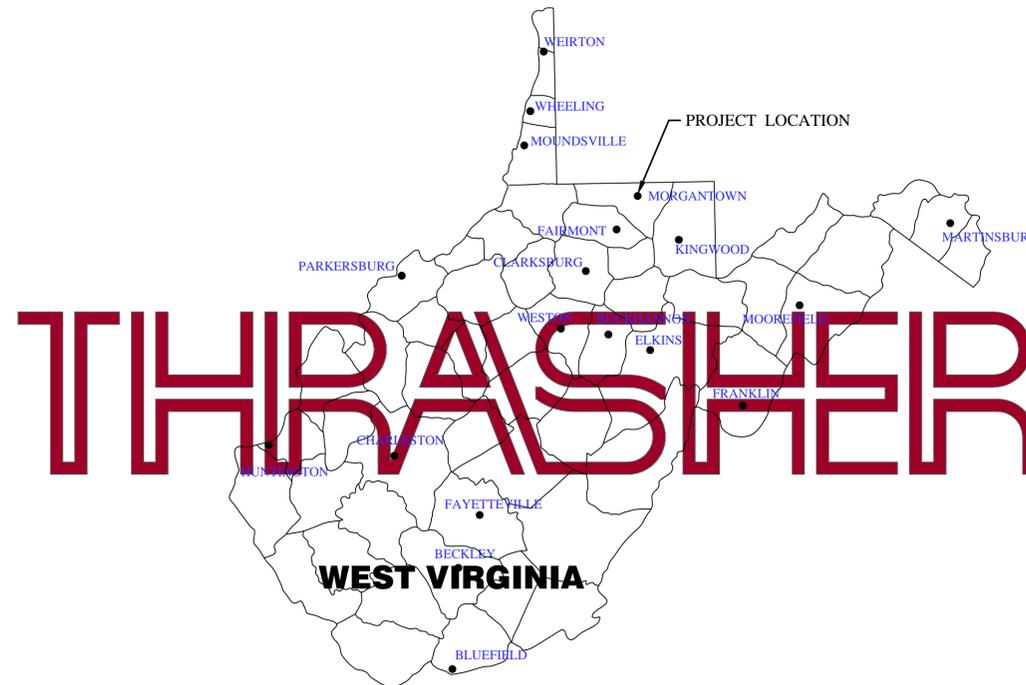
CAD FILE: R:\030-2696 - Sheetz Exit 1, I-68\Drawing\2696-COVER.dwg
 PLOT DATE/TIME: 5/16/2015 8:52 AM
 LAYOUT: 01-COVER
 USER: dex w. sutton

MONOGALIA COUNTY, WV HIGHWAY MAP



PROJECT LOCATION

1000' 0 1000' 2000'
VICINITY MAP SCALE



SHEET INDEX

	COVER SHEET
SHEET 1	GENERAL NOTES
SHEET 2	QUANTITIES
SHEET 3	EXISTING CONDITIONS
SHEET 4	SITE PLAN
SHEET 5	GEOMETRIC LAYOUT
SHEET 6	SITE PLAN LAYOUT SHEETZ LOT
SHEET 7	SITE PLAN LAYOUT BUILDING AND PUMPS
SHEET 8	GRADING AND ESC PLAN
SHEET 9	DETAILED GRADING PLAN
SHEET 10-11	ACCESS ROAD PLAN AND PROFILE
SHEET 12	OVERALL UTILITY PLAN
SHEET 13-14	STORM SEWER PROFILES
SHEET 15	OFF SITE CULVERT PROFILES
SHEET 16	WATER AND GAS PROFILES
SHEET 17	SANITARY PROFILES
SHEET 18-19	LANDSCAPE PLAN
SHEET 20-21	BIO RETENTION PLAN
SHEET 22-32	DETAILS
SHEET IRR1-IRR2	IRRIGATION PLAN
SHEET RLA1-RLA3	LIGHTING PLAN

TEI PROJECT # 101-030-2696

THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE THRASHER GROUP, INC. REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION, IS STRICTLY PROHIBITED. COPYRIGHT © 2015 THE THRASHER GROUP, INC.

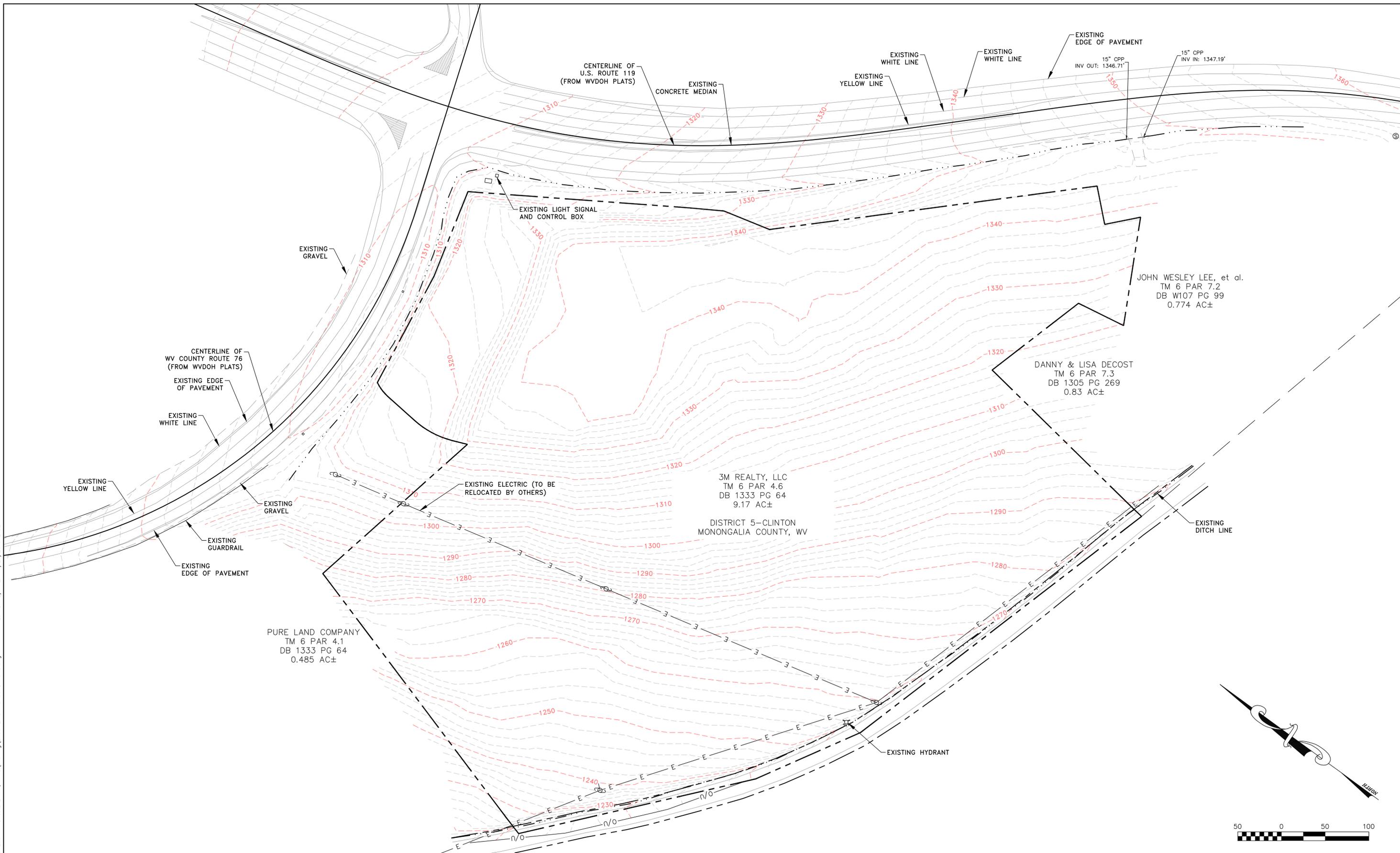
THRASHER

600 WHITE OAKS BLVD. P.O. BOX 940
BRIDGEPORT WV 26330
www.thrashereng.com

PHONE
(304) 624-4108

FAX
(304) 624-7831

LAYOUT TAB: 03-EX COND'S
 CAD FILE: R:\030-2696 - Sheets\Ext. 1, I-68\Drawing\2696-EXISTING CONDITIONS.dwg
 PLOT DATE/TIME: 4/24/2015 2:02 PM



THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE THRASHER GROUP, INC. REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION, IS STRICTLY PROHIBITED. COPYRIGHT © 2015 THE THRASHER GROUP, INC.

NO.	BY	DATE	DESCRIPTION

SCALE: AS SHOWN	
DRAWN:	DATE:
CHECKED:	DATE:
APPROVED:	DATE:
SURVEY DATE:	
SURVEY BY:	
FIELD BOOK No.:	

PHONE (304) 624-4108

THRASHER
THE THRASHER GROUP INC.
600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330

(FAX) (304) 624-7831

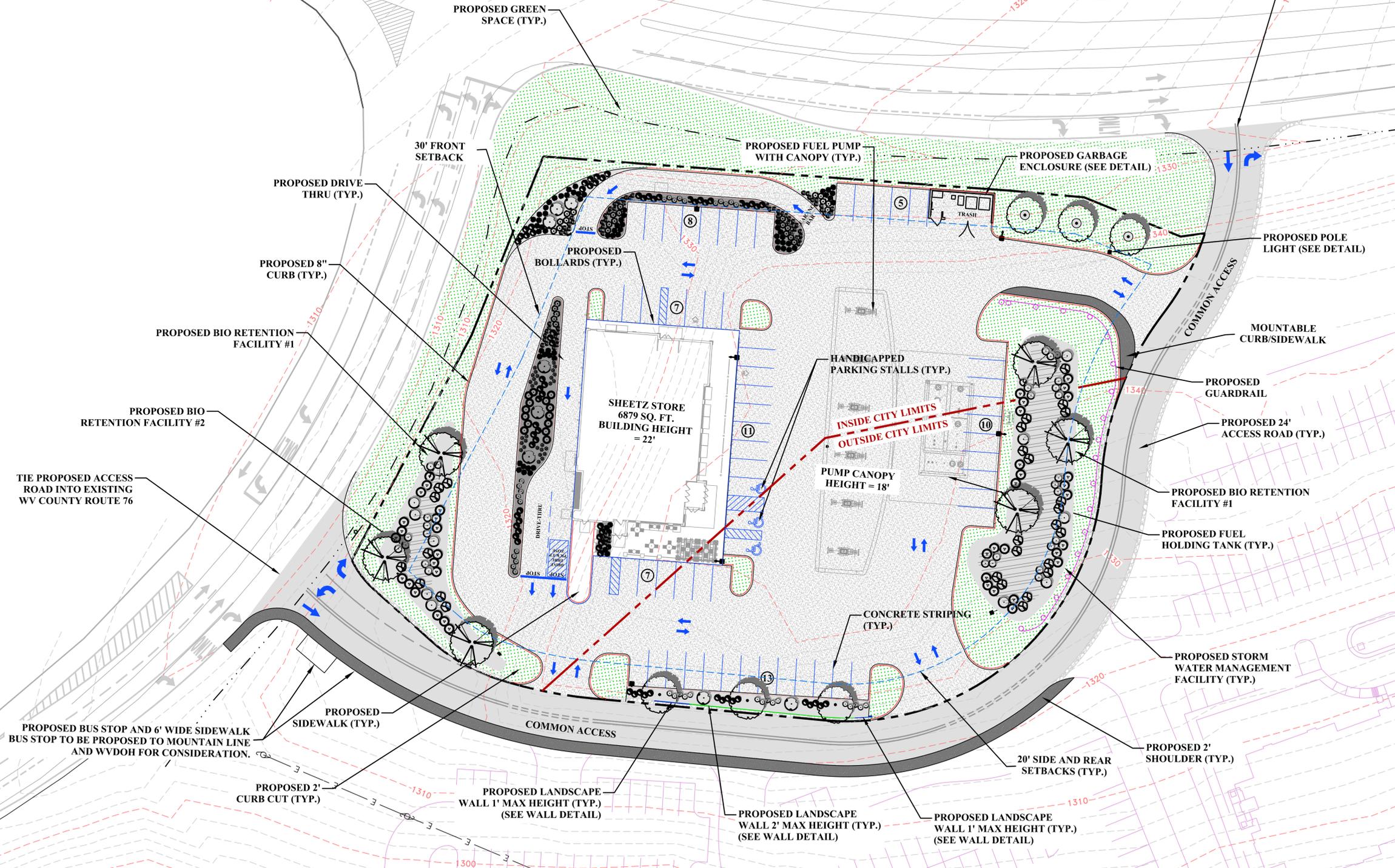
PHASE No.
CONTRACT No.
PROJECT No.
1-01-030-2696

SHEETZ CONVENIENCE STORE
 U.S. 119 AND 4H CAMP ROAD
 MORGANTOWN, WEST VIRGINIA
 EXISTING CONDITIONS

SHEET No.
3

PROPERTY ACREAGE

PROPOSED PROPERTY: 2.34 ACRES



TIE PROPOSED ACCESS ROAD INTO EXISTING WV COUNTY ROUTE 76

TIE PROPOSED ACCESS ROAD INTO EXISTING U.S. ROUTE 119

LAYOUT TAB: 04-SITE PLAN
 CAD FILE: R:\030-2696 - Sheetz Exit 1, I-68\Drawing\Sheetz SITE PLAN For Variance Request.dwg
 PLOT DATE/TIME: 5/16/2015 9:04 AM

THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE THRASHER GROUP, INC. REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION, IS STRICTLY PROHIBITED. COPYRIGHT © 2015 THE THRASHER GROUP, INC.

NO.	BY	DATE	DESCRIPTION

SCALE: AS SHOWN	
DRAWN:	DATE:
CHECKED:	DATE:
APPROVED:	DATE:
SURVEY DATE:	
SURVEY BY:	
FIELD BOOK No.:	

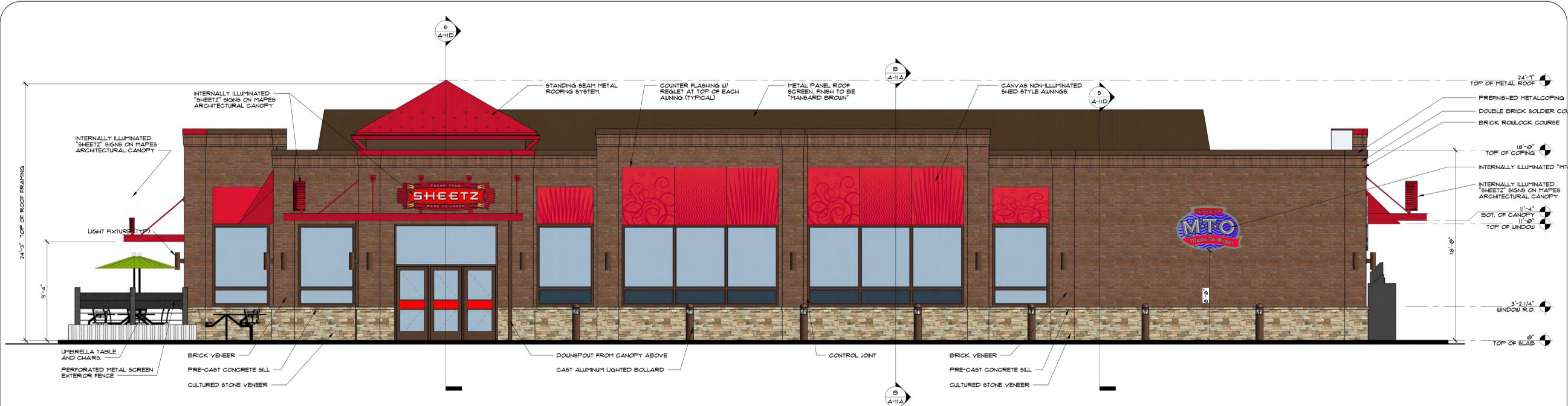
PHONE (304) 624-4108

THRASHER
 THE THRASHER GROUP INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330

(FAX) (304) 624-7831

PHASE No.	
CONTRACT No.	
PROJECT No.	1-01-030-2696

SHEETZ CONVENIENCE STORE
 U.S. 119 AND 4H CAMP ROAD
 MORGANTOWN, WEST VIRGINIA
 SITE PLAN



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



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



MODEL VIEW



CANVAS AWNING SPECIFICATION:

CANVAS NON-ILLUMINATED SHED STYLE AWNINGS
FABRIC: LEATHERTYPE AS MANUFACTURED BY COOLEY - COLOR: DARK RED
PAINT FRAME: BRONZE

ALL FABRIC AWNINGS ARE FURNISHED AND INSTALLED BY THE OWNER

ARCHITECTURAL CANOPY SPECIFICATION:

THE ARCHITECTURAL CANOPY IS MANUFACTURED BY MAPES, INC. THE CANOPY IS FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING FLASHING AND COUNTER FLASHING WHERE THE CANOPY ATTACHES TO THE BUILDING MASONRY. (CANOPY COLOR TO MATCH PANTONE 201C)

METAL COPING SPECIFICATION:

MANUFACTURER: PETERSON ALUMINUM CORP. (FAC-CLAD)

COPING - TITE-LOC .050 ALUMINUM SIMILAR TO FAC PART NO. 1275 WITH A CUSTOM DIMENSION (A) OF 6".

CORNERS TO BE QUICK-LOCKED
COLOR: CARDINAL RED (PANTONE 201C)

EXTERIOR SEALANTS SPECIFICATION:

MANUFACTURER: DOW CORNING # 790 SILICONE BUILDING SEALANT

BUILDING CONTROL JOINTS - COLOR: RUSTIC BRICK
H.M. FRAMES - BRONZE

ARCHITECTURAL METAL SPECIFICATION:

ALL ARCHITECTURAL METALS ARE MANUFACTURED BY CITADEL ARCHITECTURAL PRODUCTS 1-800-448-8828.

ALL ARCHITECTURAL METALS ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

ALL EXPOSED FASTENERS SHALL MATCH THE COLOR OF THE METAL.

MANSARD BROWN - #32 WITH PREMIUM SMOOTH KYNAR 500 FINISH - GUTTERS AND DOWNSPOUTS (COLOR TO MATCH PANTONE 451C)

REGAL RED - #932 WITH PREMIUM SMOOTH KYNAR 500 FINISH - COPINGS (IF CUSTOM FABRICATED) AWNINGS (TRIM & FLASHING) (COLOR TO MATCH PANTONE 201C)

MASONRY SPECIFICATION:

BRICK:
ST. WINDSOR ENGINEER BRICK AS MANUFACTURED BY GLEN GERY CORPORATION. GRADE SW DIMENSIONS: 3 9/16" X 2 3/4" X 1 1/8". BRICK TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

MORTAR:
BULK PORTLAND CEMENT / LIME / EASY SPREAD TYPE S MEETING ASTM C210 STANDARD SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY. 1,800 PSI MINIMUM. COLOR - GRAY.

RAW MATERIALS:
LIME: HYDRATED LIME, ASTM C210, TYPE S FREE FROM CALCIUM SULFATE.
SAND: ASTM C144, WASHED, NATURAL.
WATER: CLEAN & POTABLE. FREE FROM HARMFUL AMOUNTS OF ACIDS, ALKALINE, ORGANIC MATERIALS, AND SALTS.

JOINTS:
3/8" JOINTS: TOOLED WITH GRAPEVINE STYLE JOINT.

STONE SPECIFICATION:

STONE:
CULTURED STONE AS MANUFACTURED BY QUALITY STONE VENEER
COLOR: POWDER RIDGE
STYLE: CHA DRYSTACK
MORTAR COLOR: GRAY
STONE TO BE FURNISHED AND INSTALLED BY SHEETZ

STONE SILL:
HEW STANDARD SILL COLOR: BIENNA

SUPPLIER:
QUALITY STONE VENEER
50 REPTON ROAD
REPTON, PA 17668
PHONE: 717-866-3229
FAX: 717-866-4038

CONTACT: ED JAMSON
CELL PHONE: (717) 672-4204

CDI L.R. Kimball

Corporate Headquarters
615 West Highland Avenue
Ebensburg, PA 15531
phone 814-472-7700
fax 814-472-7712
www.cdi-kimball.com
www.lrkimball.com

REVISIONS

NO.	DATE	BY	DESCRIPTION

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814) 239-6013

EXTERIOR ELEVATIONS

NEW SHEETZ STORE
1,000 SF PROTOTYPE

SCALE: AS INDICATED
DATE: 05/22/15
DRAWN BY: DHK
FILENAME: A-9A

A-9A

