



MORGANTOWN BOARD OF ZONING APPEALS

August 19, 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: V15-46, V15-47 & V15-48 / Craft Built Homes, LLC /
Munsey Street

REQUEST and LOCATION:

Request by Kurtis Clinton, on behalf of Craft Built Homes, LLC, for approvals of three (3) variance petitions relating to property located on Munsey Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 6, Parcel 28

SURROUNDING ZONING:

R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to construct two (2) single-family homes facing Munsey Street between Windsor Avenue and Douglas Avenue. Addendum A of this report illustrates the location of the subject development site.

On 11 DEC 2014, Bernie Bossio obtained minor subdivision approval from the Planning Commission under Case Number MNS14-09 to subdivide Parcel 28 of Tax Map 6 into two (2) parcels. Each of the two (2) new parcels have an approximate area of 8,612 square feet, which exceeds the minimum lot area standard of 7,200 square feet (see Exhibit 1 – Preliminary Plat). The petitioner purchased the property from Mr. Bossio earlier this calendar year.

Case No. V15-48 Front Lot Line (corner of Munsey Street and Douglas Avenue)

Article 1333.07(B) provides that on a corner lot, the front lot line shall be the lot line having the shortest dimension along the street right-of-way line. The parcel located at the corner of Munsey Street and Douglas Avenue has the following dimensions along the street right-of-way line.

- Douglas Avenue frontage dimension 88.82 feet
- Munsey Street frontage dimension 92.895 feet

As such, the front lot line and building orientation should be along and facing Douglas Avenue respectively. The petitioner seeks to use the Munsey Street frontage as the front lot line thereby oriented the proposed single-family structure towards Munsey Street rather than Douglas Street, which requires variance relief. The purpose of this request is to allow both proposed adjoining houses to front Munsey Street.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Case No. V15-47 Rear and Side Setbacks (corner of Munsey Street and Douglas Avenue)

Assuming variance relief is granted under Case No. V15-48, the following table identifies requisite setback variance relief for the petitioner’s proposed site plan for the development site located at the corner of Munsey Street and Douglas Street.

Provision	Standard	Proposed	Requisite Relief
Article 1333.07(B) – Minimum side setback for corner lots	15 feet	13.5 feet	1.5 feet
Article 1333.04(A)(4) – Minimum rear setback	25 feet	24.2 feet	0.8 feet

Case No. V15-46 Rear and Side Setbacks (corner of Munsey Street and Windsor Avenue)

The following table identifies requisite setback variance relief for the petitioner’s proposed site plan for the development site located at the corner of Munsey Street and Windsor Avenue.

Provision	Standard	Proposed	Requisite Relief
Article 1333.07(B) – Minimum side setback for corner lots	15 feet	13.5 feet	1.5 feet
Article 1333.04(A)(4) – Minimum rear setback	25 feet	24.6 feet	0.4 feet

Staff recommends that the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the three (3) variance petitions addressed 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 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 respective variance petition must be considered and acted upon by the Board separately.

Staff recommends variance relief be granted as requested without conditions.

Attachments: Application and accompanying exhibits

Development Services

Christopher Fletcher, AICP
Director

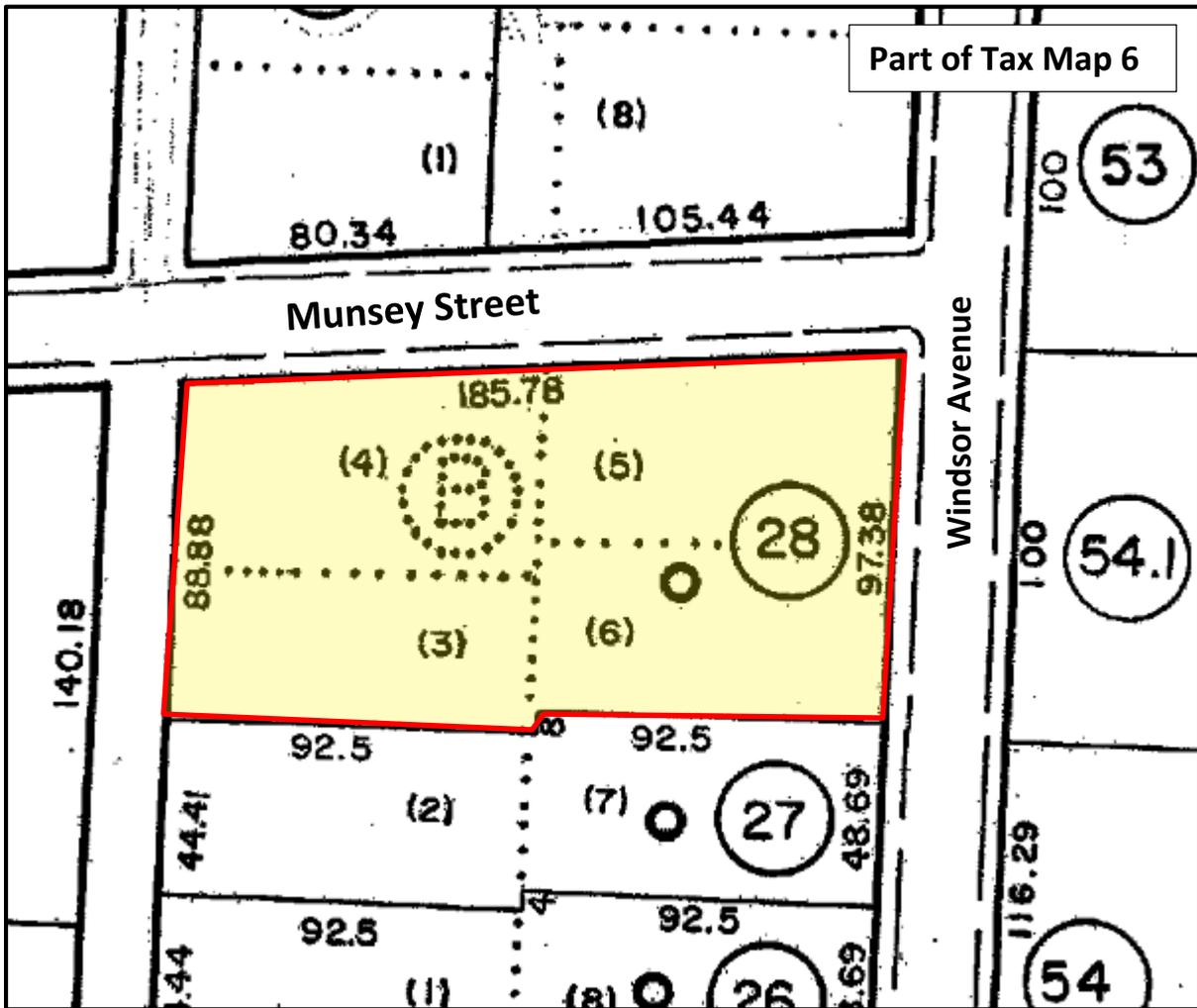
Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A

V15-46 thru V15-48 / Craft Built Homes, LLC / Munsey Street





STAFF REPORT ADDENDUM B

V15-46 thru V15-48 / Craft Built Homes, LLC / Munsey Street

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

Case No. V15-48 Front Lot Line (corner of Munsey Street and Douglas Avenue)

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:

It is only limited to the direction which the dwelling will face.

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 way the lot narrows established the direction in which the dwelling ~~will~~ appears to best face.

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

It will face in the same direction as the proposed dwelling next to it as well as 420 Munsey Street. And, it ~~will~~ would appear to allow easier access to the garage for parking purposes. Otherwise, the only two (2) adjoining single-family structures in the subject block of Munsey Street would face different streets and disrupt what would appear to be a desirable building orientation pattern.

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

The dwellings will visually look correct and will sit properly on the lot in terms of what would appear to be a desirable building orientation pattern.

Case No. V15-47 Rear and Side Setbacks (corner of Munsey Street and Douglas Avenue)

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 rear encroachment is limited to the two (2) foot extension of the breakfast nook bay window. The side encroachment is limited to the one and a half (1.5) foot needed for the minimum width of a standard garage bay. Neither ~~will~~ should adversely affect the adjacent residents nor endanger public health, safety or welfare.

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 lot narrows, and is not perfectly square.

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

It ~~will~~ appears to allow better access for the homeowner to enter the garage bays.

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

The encroachment is of minimal amount less than two (2) foot in both the side (1.5 feet) and rear (0.8 feet).

Case No. V15-46 Rear and Side Setbacks (corner of Munsey Street and Windsor Avenue)

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 rear encroachment is limited to the two (2) foot extension of the breakfast nook bay window. The side encroachment is limited to the one and a half (1.5) foot needed for the minimum width of a standard garage bay. Neither ~~will~~ should adversely affect the adjacent residents nor endanger public health, safety or welfare.

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 lot narrows, and is not perfectly square.

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

It ~~will~~ appears to allow better access for the homeowner to enter the garage bays.

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

The encroachment is of minimal amount less than two (2) foot in both the side (1.5 feet) and rear (0.4 feet).



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	115-48
RECEIVED:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name: CRAFTBUILT HOMES, LLC	
Mailing Address:	Street	PO BOX 18018	Phone: 304-381-2413
	City	MORGANTOWN WV 26507	Mobile: 681-443-0772
			Email: kurtis@craftbuiltllc.com
II. PROPERTY		Street Address: <input checked="" type="checkbox"/> MUNSEY STREET	
Owner:	CRAFTBUILT HOMES, LLC	Zoning:	R-1
Mailing Address:	Street	PO BOX 18018	Tax Map No: 6
	City	MORGANTOWN WV 26507	Parcel No: 28 P/O
			Phone:
III. NARRATIVE		Please describe the nature and extent of your variance request(s).	
<p>TO POSITION THE PARCELS OF TAX MAP 6 TO FACE MUNSEY STREET.</p> <p>DOUGLAS STREET / MUNSEY STREET CORNER PARCEL ARTICLE 1333.07(B) AND ARTICLE 1329.02</p> <p style="text-align: right;">C.M.F. 15 JUL 15</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>			
KURTIS B. CLINTON			
Type/Print Name of Applicant/Agent		Signature of Applicant/Agent	
		Date: 7/6/15	

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.

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JUL 06 2015
Page 1 of 4
Form Rev. 20140601

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BY: _____



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-48
RECEIVED:	

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: 3500
 Estimated number of employees: 0 No. of dwelling units: 1 No. of bedrooms: 5
 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.	VIS-48
RECEIVED:	

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:

IT IS ONLY LIMITED TO THE DIRECTION
IN WHICH THE DWELLING WILL FACE.

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 WAY ~~THE~~ ~~LOT~~ THE LOT NARROWS
ESTABLISHED THE DIRECTION IN WHICH
THE DWELLING WILL FACE.



City of Morgantown, West Virginia

APPLICATION FOR
VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-48
RECEIVED:	

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:

IT WILL FACE IN THE SAME
DIRECTION AS THE DWELLING
NEXT TO IT.

AND IT WILL ALLOW EASIER ACCESS TO
THE GARAGE FOR PARKING PURPOSES

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

THE DWELLING WILL VISUALLY LOOK
CORRECT AND WILL SIT PROPERLY
ON THE LOT.

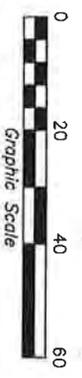
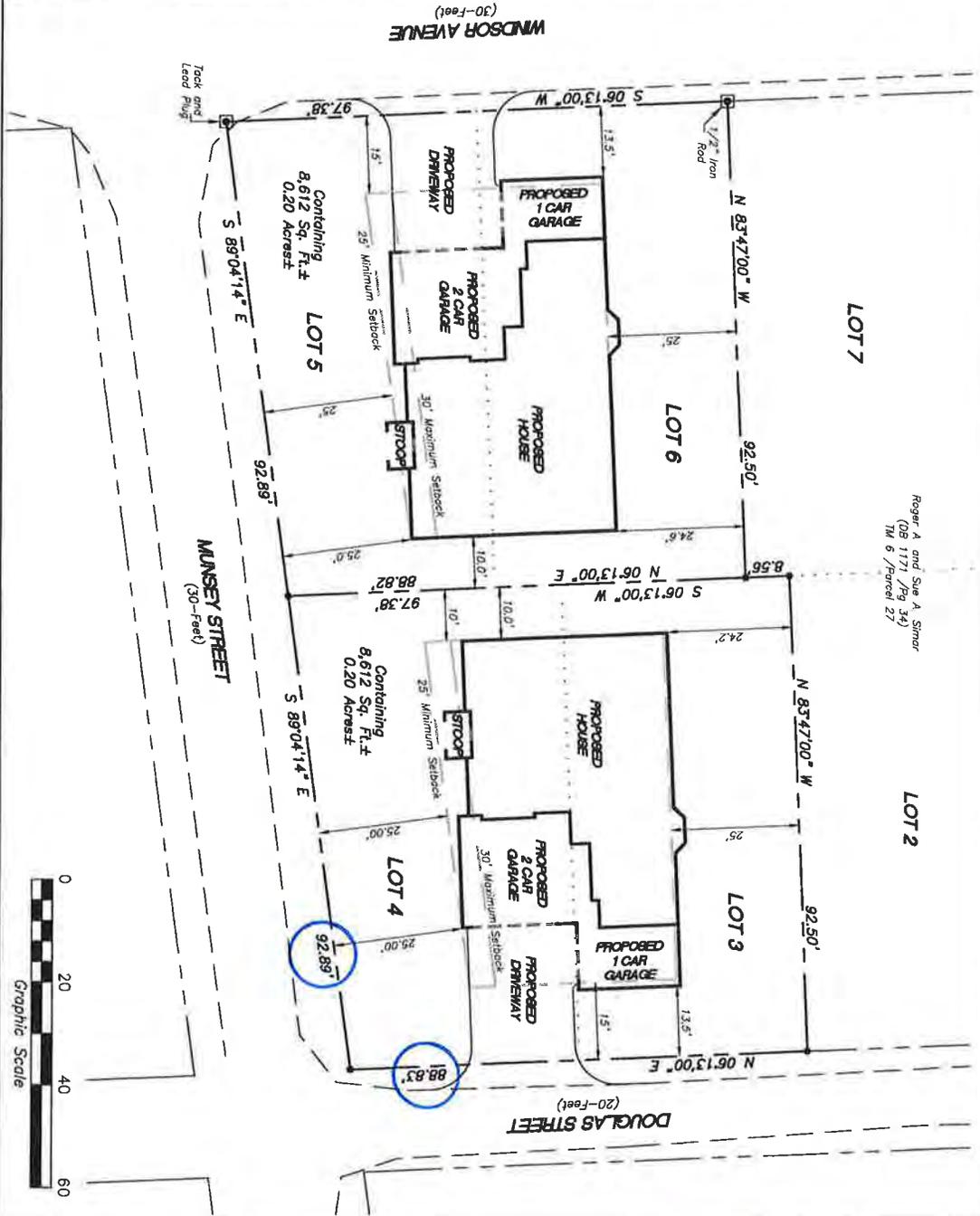
V15-48

- NOTES**
1. Plat Reference:
Stump Addition
Deed Book 396, Page 354A
 2. Property is Zoned R-1
Single Family Residential District.

Bearings shown hereon are based on "ADDITION NORTH" of record in Deed Book 396, at Page 354.

LEGEND

	Monument Found (see description)
	5/8" X 30" Copied Iron Rod
	Point
	Boundary Line
	Proposed Edge of Roadway
	Original Lot Line
	Sublot Line



SHEET NUMBER S-01	DRAWN BY: RAT	CRAFTBUILT HOMES HOUSE LOCATION PLAN	CHEAT ROAD ENGINEERING, INC.		REV. #	DATE	DESCRIPTION	BY
	CHECKED BY: CEF							
	DRAWING SCALE: 1" = 20'							
	DRAWING DATE: 7/11/2015							
LOTS 3, 4, 5, AND 6 SECTION B, STUMP ADDITION 7TH WARD, CITY OF MORGANTOWN TAX MAP 6, PARCEL 28			170 OLD CHEAT ROAD MORGANTOWN, WV 26508 P: 304.212.5480					



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-47
RECEIVED:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	CRAFT BUILT HOMES, LLC	
Mailing Address:	Street	PO Box 18018	Phone:	304-381-2413
	City	MORGANTOWN WV 26507	Mobile:	681-443-0772
	State		Zip	
		Email:	kurtis@craftbuiltllc.com	

II. PROPERTY		Street Address:	Ø MUNSEY STREET	
Owner:	CRAFT BUILT HOMES, LLC		Zoning:	R-1
Mailing Address:	Street	PO Box 18018	Tax Map No:	6
	City	MORGANTOWN WV 26507	Parcel No:	28
	State		Zip	
		Phone:		

III. NARRATIVE	Please describe the nature and extent of your variance request(s).
<p>To encroach into the rear and side setbacks DONALDAS STREET/MUNSEY STREET CORNER PARCEL - MIN. SIDE: 13.5' PROPOSED; 15' REQ'D ARTICLE 1333.07 (B) - MIN. REAR: 24.2' PROPOSED; 25' REQ'D ARTICLE 1333.4(A)(4) C.M.F. 15 JUL 15</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>		
KURTIS B. CLINTON		7/6/15
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.

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BY: _____
JUL 06 2015
Page 1 of 4
Form Rev. 20140601



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V1547
RECEIVED:	

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: 3500

Estimated number of employees: 0 No. of dwelling units: 1 No. of bedrooms: 5

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.	V15-47
RECEIVED:	

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 rear encroachment is limited to the 2 ft extension of the breakfast nook bay window.

The side encroachment is limited to the 1.5 ft needed for the minimum width of a standard garage bay.

Neither will adversely affect the adjacent residents.

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 lot narrows, and is not perfectly square.



City of Morgantown, West Virginia

APPLICATION FOR
VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-47
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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:

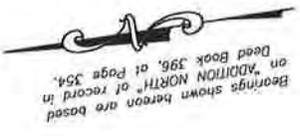
It will allow better access for the home owner to enter the garage bays.

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

The encroachment is of minimal amount. less than 2ft in both the side & rear.

V15-47

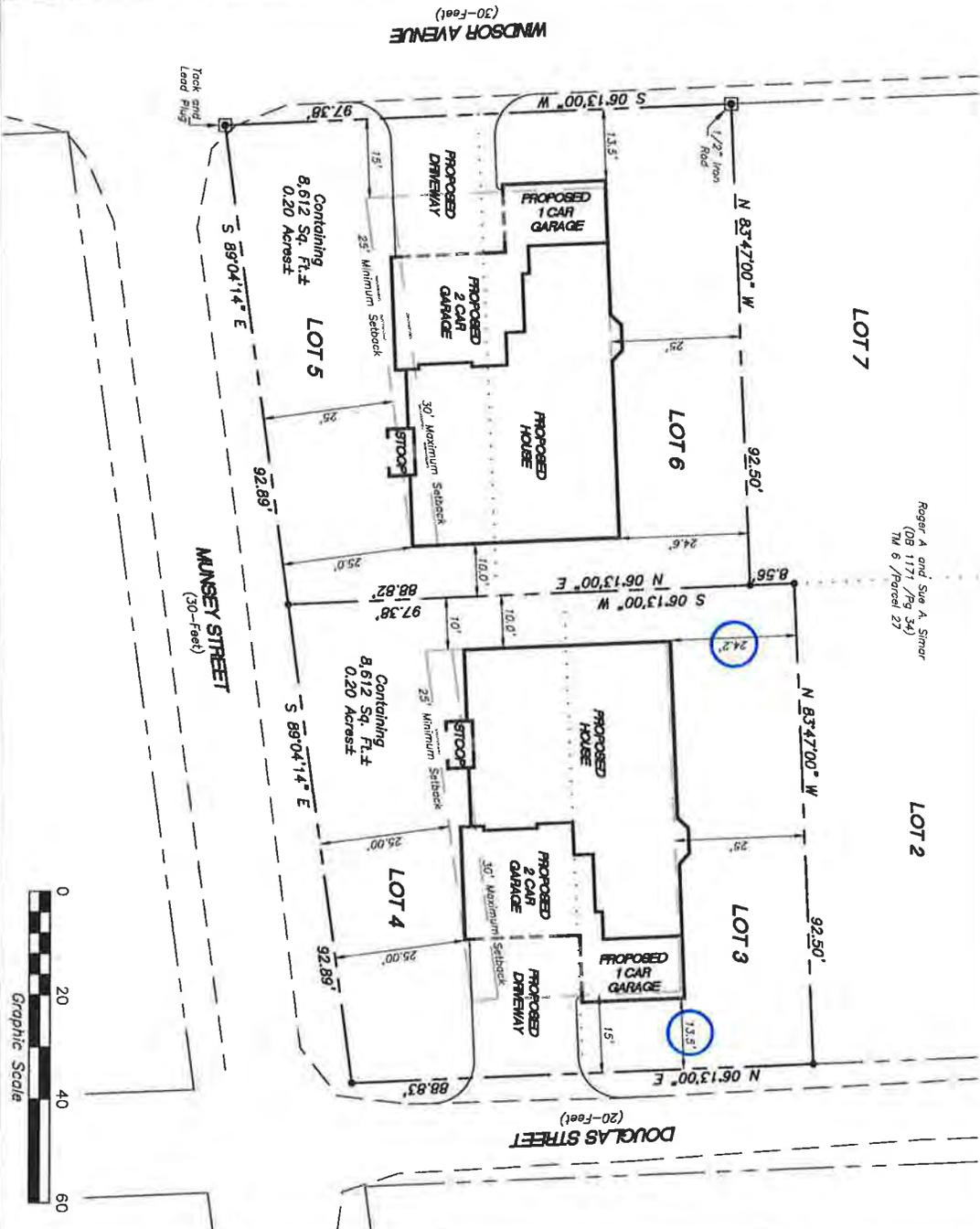
- NOTES**
1. Plot Reference:
Stump Addition
Deed Book 396, Page 354A
 2. Property is Zoned R-1
Single Family Residential District.



Bearings shown hereon are based on "ADDITION NORTH" of record in Deed Book 396, at Page 354.

LEGEND

- Monument Found (see description)
- 5/8" X 30" Capped Iron Rod
- Pin
- Adjacent Boundary Line
- Boundary Line
- Proposed Edge Driveway
- Original Lot Line
- Edge of Roadway
- Setback Line



Roger A and Sue A. Simer
(08 1171 /Pg 34)
TM 6 /Parcel 27



REV. #	DATE	DESCRIPTION	BY

DRAWN BY: RAT	CRAFTBUILT HOMES HOUSE LOCATION PLAN	CHEAT ROAD ENGINEERING, INC. 170 OLD CHEAT ROAD MORGANTOWN, WV 26508 P: 304.212.5480	
CHECKED BY: CEF			
DRAWING SCALE: 1" = 20'	LOTS 3, 4, 5, AND 6 SECTION B, STUMP ADDITION 7TH WARD, CITY OF MORGANTOWN TAX MAP 6, PARCEL 28		
DRAWING DATE: 7/1/2015			
SHEET NUMBER: S-01			



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-46
RECEIVED:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT		Name:	CRAFTBUILT HOMES, LLC		
Mailing Address:	Street	PO BOX 18018	Phone:	304-381-2413	
	City	MORGANTOWN WV	Mobile:	601-443-0772	
	State	26507	Email:	kurtis@craftbuiltllc.com	
II. PROPERTY		Street Address:	Ø MUNSEY STREET		
Owner:	CRAFTBUILT HOMES, LLC		Zoning:	R-1	
Mailing Address:	Street	PO BOX 18018	Tax Map No:	6	
	City	MORGANTOWN WV	Parcel No:	28	
	State	26507	Phone:		
III. NARRATIVE		Please describe the nature and extent of your variance request(s).			
<p>To encroach into the rear and side setbacks, MUNSEY STREET / WINDSOR AVENUE PARCEL (CORNER) - MIN. SIDE: 13.5' PROPOSED; 15' REQ'D ARTICLE 1333.07(B) - MIN. REAR: 24.6' PROPOSED; 25' REQ'D ARTICLE 1333.04(A)(4)</p> <p style="text-align: right;">C.K.P. 15 JUL 15</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.			
KURTIS B. CLINTON				7/6/15	
Type/Print Name of Applicant/Agent		Signature of Applicant/Agent		Date	

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JUL 06 2015

BY: _____



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-46
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VI. SUPPLEMENTAL INFORMATION

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 Additional structure-related details:

Additional Information (as required by Staff):

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City of Morgantown, West Virginia

APPLICATION FOR
VARIANCE PETITION

OFFICE USE	
CASE NO.	V15-46
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VII. FINDINGS OF FACT

COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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The side encroachment is limited to the 1.5 ft needed for the minimum width of a standard garage bay.

Neither will adversely affect the adjacent residents.

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The lot narrows, and is not perfectly square.



City of Morgantown, West Virginia

APPLICATION FOR
VARIANCE PETITION

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CASE NO.	V15-46
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VII. FINDINGS OF FACT

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The encroachment is of minimal amount. Less than 2ft in both the side & rear.

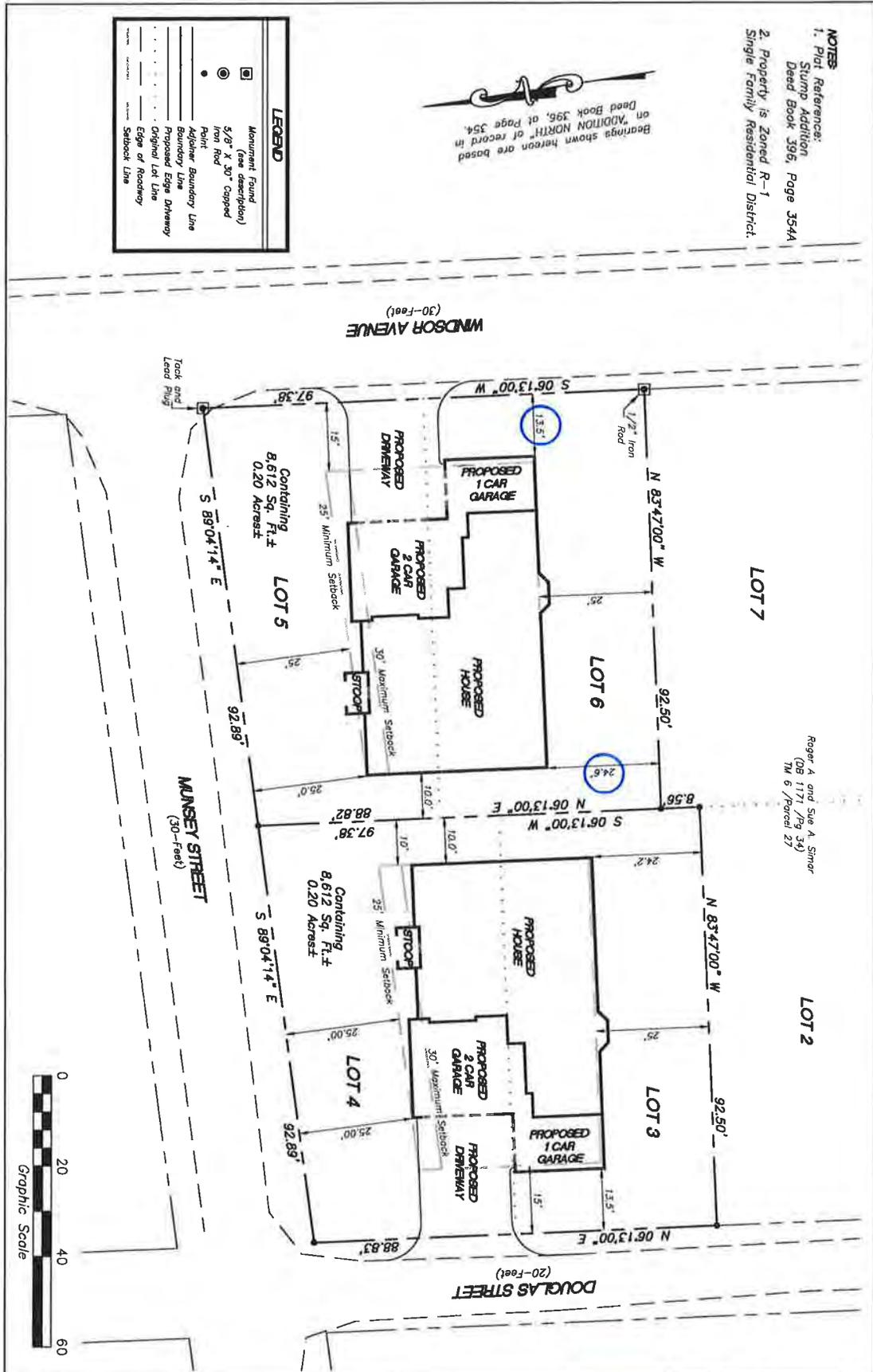
V15-46

- NOTES:**
1. Plat Reference:
Stump Addition
Deed Book 396, Page 3544
 2. Property is Zoned R-1
Single Family Residential District.

Bearings shown hereon are based on "ADDITION NORTH" of record in Deed Book 396, at Page 354.

LEGEND

	Monument Found (see description)
	5/8" x 30" Copied Iron Rod
	Point
	Adjacent Boundary Line
	Proposed Edge Delineation
	Original Lot Line
	Edge of Roadway
	Setback Line



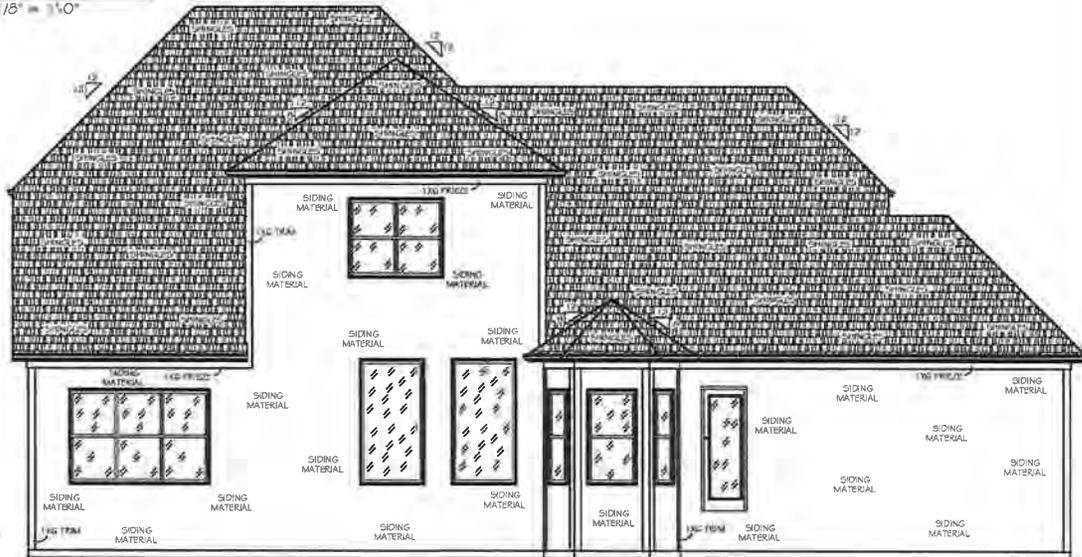
REV #	DATE	DESCRIPTION	BY

DRAWN BY: RAT	CRAFTBUILT HOMES HOUSE LOCATION PLAN	CHEAT ROAD ENGINEERING, INC.  170 OLD CHEAT ROAD MORGANTOWN, WV 26508 P: 304.212.5480
CHECKED BY: CEF	LOTS 3, 4, 5, AND 6 SECTION B, STUMP ADDITION 7TH WARD, CITY OF MORGANTOWN TAX MAP 6, PARCEL 28	
DRAWING SCALE: 1" = 20'	SHEET NUMBER S-01	
DRAWING DATE: 7/1/2015		



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



ProMark
Home Designs LLC
P.O. Box 169144 Nashville, TN 37216
Proudly working with.

1073 Windsor
Morgantown, WV

It is the intent of these documents to provide sufficient information to the architect and contractor to construct the project as shown. It is the responsibility of the architect and contractor to verify accuracy and compliance with all regulatory agencies prior to construction, and their requirements must take precedence over those shown.

DRAWN BY:
JW

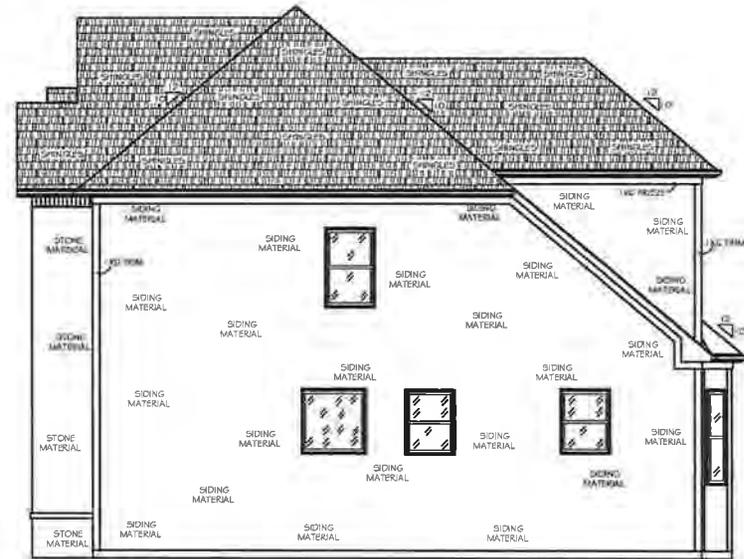
PLAN NUMBER:
Bambazer

DATE: 10/07/14



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



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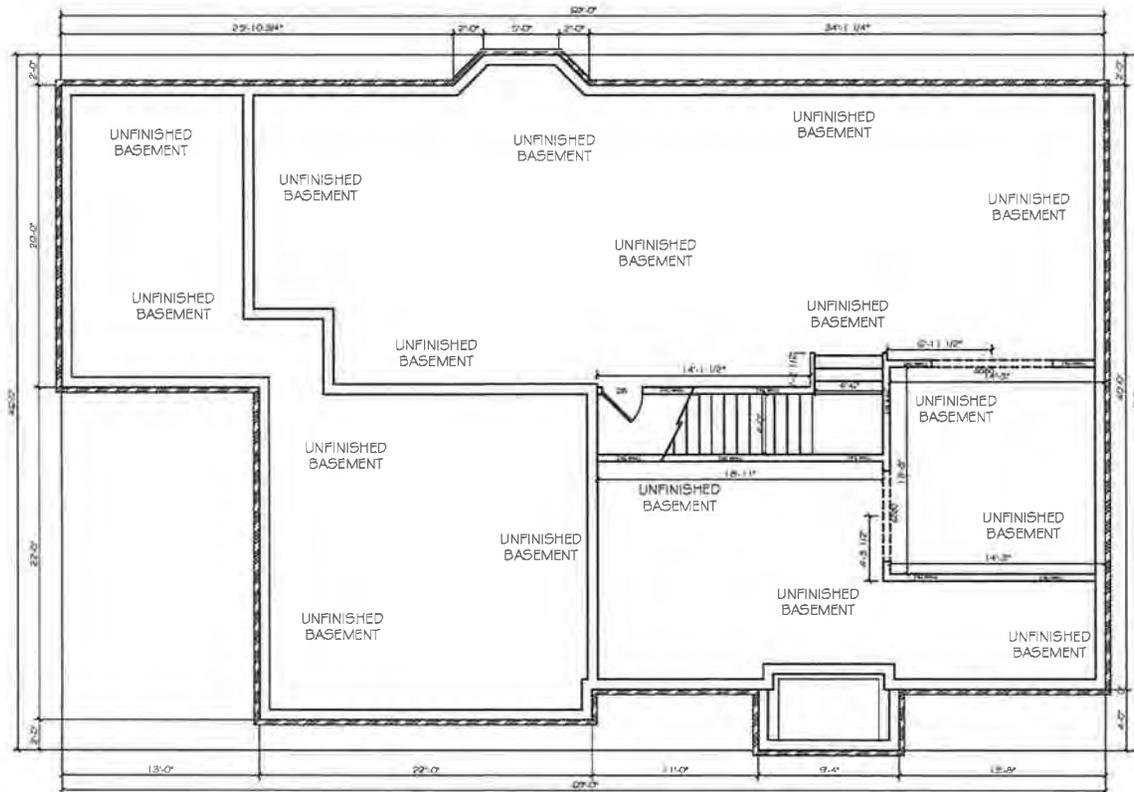
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Morgantown, WV

It is the intent of these documents to provide sufficient information to the contractor to construct the project shown. It is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements and precedents over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
Barnhizer

DATE: 10/07/14



BASEMENT FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE HEAD CALCULATED AND STUDBS TO BE 16" ON CENTER U.S.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.S.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 2 1/2" U.S.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHEN APPLICABLE.
5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS NECESSARY TO CARRY THE LOAD.
6. ALL ANGLES ARE 40° U.S.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-15 INSULATION.



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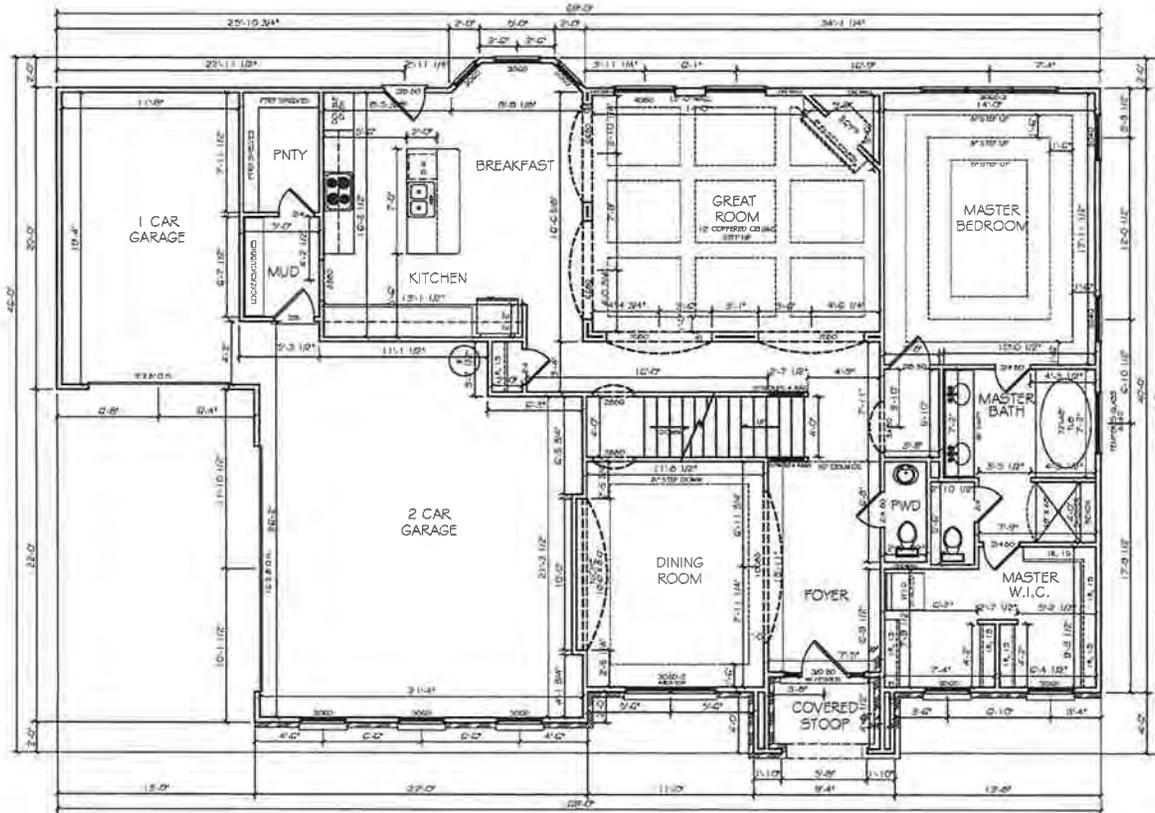
It is the intent of these documents to provide information for the professional builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements as those shown.

DRAWN BY:
 J.W.

PLAN NUMBER:
 Bsmh20r

DATE: 10/07/14

AREA CALCULATIONS	
FIRST FLOOR - HEATED	1,801
SECOND FLOOR - HEATED	1,588
TOTAL - HEATED	3,389
ADDITIONS:	
GARAGE	766
COVERED STOOP	43
UNFINISHED BASEMENT	2,567



FIRST FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STONE TO BE 16" ON CENTER U.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.O.
3. ALL EXT. WALLS ARE SHOWN AS 4", INT. WALLS ARE SHOWN AS 3 1/2" U.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR BEAM FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 90° U.O.
7. (1) LAYER OF 6/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-15 INSULATION.

CraftBuilt
HOMES

ProMark
Home Designs LLC

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Proudly working with.

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Morgantown, WV

In the event of these documents to be used for any other project, the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all applicable codes and regulations and their requirements must take precedence over those shown.

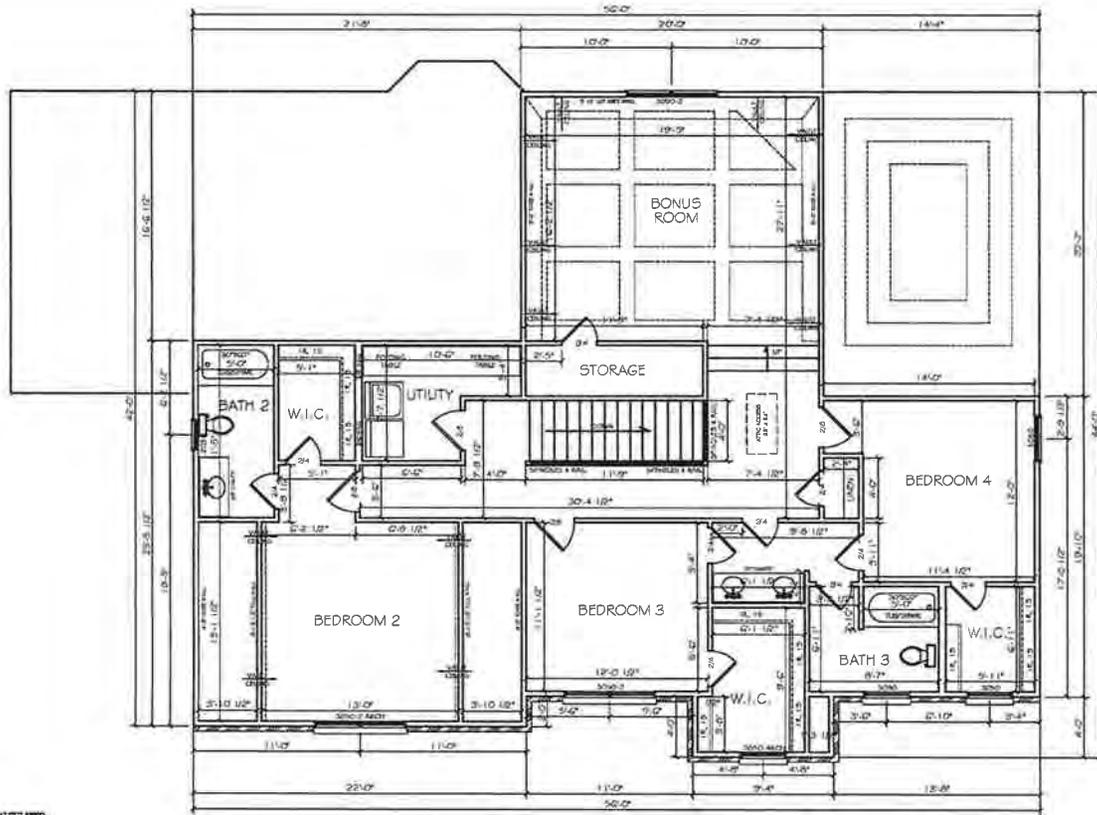
DRAWN BY:
J.W

PLAN NUMBER:
Barnizer

DATE: 10/07/14

NOTES:

1. ALL FINISHED WALL THICKNESS SHOULD BE READ CALCULATED AND SHOWN TO BE 1/4" ON CENTER U.S.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X6 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.S.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.S.O.
4. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR SILEN FRAMES SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ARCHES ARE 45° U.S.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-15 INSULATION.



SECOND FLOOR PLAN

1/8" = 1'-0"



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Morgantown, WV

It is the intent of these documents to show an experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all applicable codes, regulations, and other requirements. The contractor must take precedence over those shown.

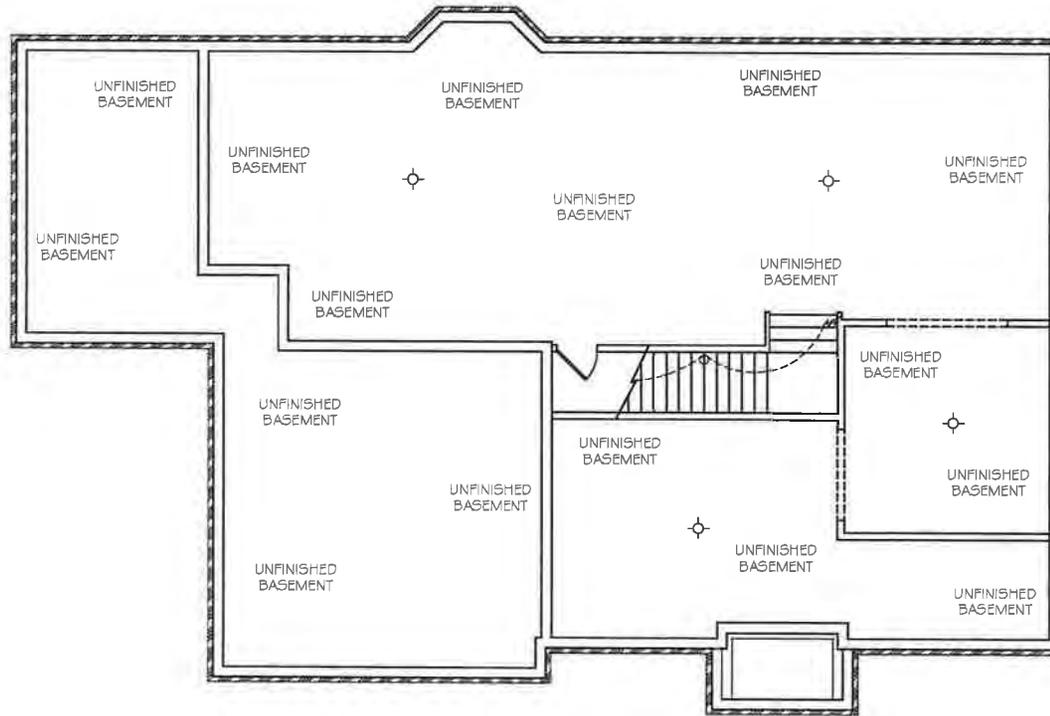
DRAWN BY:
J.W.

PLAN NUMBER
Bwhbzcr

DATE: 10/07/14

Electrical Symbols

	2x4 Fluorescent Light
	18" Fluorescent Light
	Overhead Light
	Recessed Can Light
	Spherical Light
	Strip Light
	6" Mood Light
	6" Wall-Mounted Light
	Garage Door Opener
	Ceiling Fan
	Smoke Detector
	Exhaust Fan
	GFI Receptacle
	220 Volt Outlet
	Typical Receptacle
	Light Switch
	3-Way Light Switch



BASEMENT ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL NOTES:

1. ELECTRICAL TO MEET LOCAL CODE REQUIREMENTS
2. ALL FIXTURES TO BE U.L. LISTED



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 Nashville, TN 37216
 P.O. Box 158144
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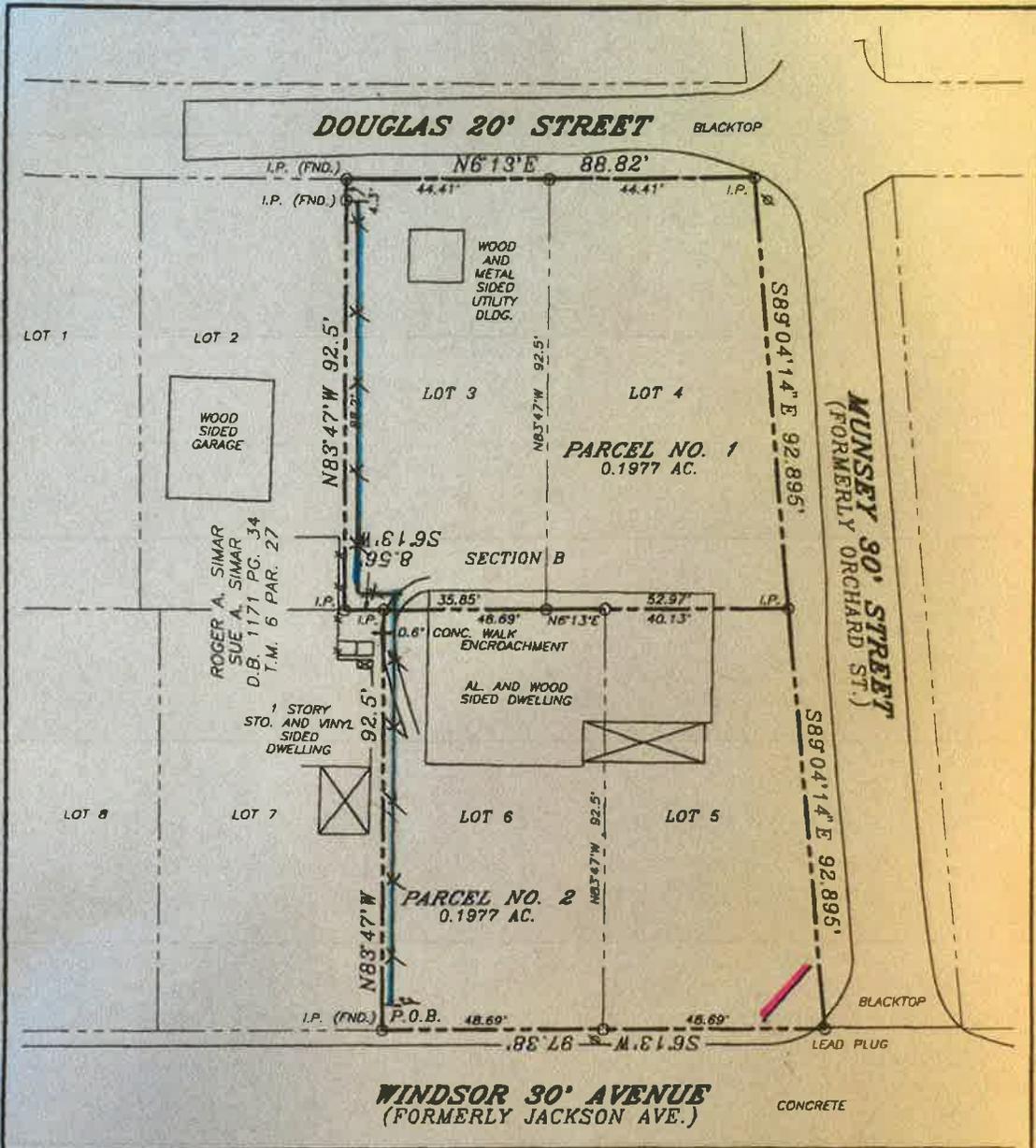
1073 Windsor
 Morgantown, WV

It is the intent of these documents to provide information to the project experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction and their requirements for precedence over those shown.

DRAWN BY:
 J.W

PLAN NUMBER:
 Bmhizer

DATE: 10/07/14



NOTE: THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL EXCEPTIONS, RIGHT-OF-WAYS, EASEMENTS OR RESTRICTIONS.

TAX MAP NO. 6 PARCEL NO. 28
 TOTAL AREA = 0.3954 ACRES
 TITLE REF.: D.B. 1270 PG. 569
 PLAN REF.: D.B. 396 PG. 354

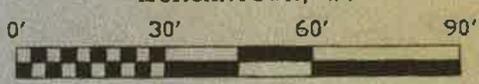


SURVEY FOR

BERNARD V. BOSSIO

SEVENTH WARD MORGANTOWN, MONONGALIA CO., WV
 SCALE: 1" = 30' MAY 27, 2004

WILLIAMS ENGINEERING COMPANY
 MORGANTOWN, WV



Legend:
 [Blue line] = Fence
 [Pink line] = Stone wall
 CB. [Signature]

Stacy Hollar

From: Russell Foster <fosterussgina@aol.com>
Sent: Thursday, August 13, 2015 1:58 PM
To: Stacy Hollar
Subject: V15-46 through V15-48

August 12, 2015

Dear Board Members:

Regarding: V15-46 through V15-48/Craft Built Homes, LLC/corner of Windsor Avenue and Munsey Street, tax map 6, parcel 28

Please uphold our current neighborhood zoning regulations and do not issue the variances requested. The zoning regulations help preserve the neighborhood character: the order and beauty of our neighborhood. Our zoning preserves our values and our quality of life. The current setback of at least 25 feet from Windsor Avenue also preserves the possibility of sidewalks (safety) in the future. The variations requested would probably remove that possibility. Do not allow the good of many neighbors to be sacrificed for the personal gain of one contractor.

Each time you grant a variation you set a precedent which chips away at the value and integrity of our neighborhood. We start down the slippery slope which ends with a honky-tonk beside a nursery and a Hotspot beside our homes.

Safety is a concern. With a setback of 13.5 feet, and a fence between the houses and Windsor, it will be difficult to see traffic when merging from Munsey to Windsor. This is a heavily traveled area with multiple WVU hospital buses shuttling between Ruby and the Prete building continually from 6 am to late evening. The current stone facade on the corner of Munsey and Windsor is a problem. Try it for yourself by pulling from Munsey onto Windsor. We really need to keep the option open for sidewalks in the future for safety.

Enforcement is another problem. This builder just finished a home two lots to the south on the same side of Windsor Avenue. The builder did not build on the footprint of the existing home as his grandfather-variance proposed. The original house was bulldozed so there is no easy visual comparison. But the new house is approximately twice the footprint size of the previous Moore house. So please, Board Members, uphold the current zoning and enforce it during the building process. Simply uphold your own laws.

Respectfully,
Russell Foster,
Eugenia Stewart-Foster
1100 Windsor Ave.
Morgantown, West Virginia

PS Please consider this a public letter

emailed on 8/12/15 to: shollar@morgantownwv.gov (the Sec. of the Board of Zoning Appeals)