



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

# The City of Morgantown

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July 21, 2016

Kristin Clovis  
568 Princeton Avenue  
Morgantown, WV 26505

**RE: V16-16 / Clovis / 568 Princeton Avenue  
Tax Map 2, Parcel 10**

Dear Ms. Clovis:

This letter is to notify you of the decisions made by the Board of Zoning Appeals concerning the above referenced variance petition relating to the proposed development at 568 Princeton Avenue. The decisions are as follows:

**Board of Zoning Appeals, July 20, 2016:**

1. Each of the Findings of Fact was found in the positive as stated in Addendum A of this letter.
2. The Board granted a ten and a half (10.5) foot variance from the rear setback standard for an addition as requested with the condition that any additional alteration to the structure that results in additional rear yard non-conformance be brought to the Board of Zoning Appeals for approval.

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

The above referenced approvals are set to expire in twelve (12) months unless it can be demonstrated that they have been activated as evidenced by permits, construction, or required licenses. This expiration deadline may be extended to eighteen (18) months upon prior written request of the Board.

Please note that building permits must be issued prior to the commencement of work for which the variance approvals was granted herein.

Should you have any questions or require further clarification, please contact the undersigned. We look forward to serving the development's planning and permitting needs.

Respectfully,

Stacy Hollar  
Executive Secretary

**ADDENDUM A – Approved Findings of Fact**  
**V16-16 / Clovis / 568 Princeton Avenue**

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**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 proposed addition does not encroach on any neighboring lots. The addition is only a continuation of the existing home in which the existing setback is approximately 15 ft. being grandfathered in to the min of 25 ft.

**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 950 sq. ft. addition cannot be smaller as it will not give the space required of the family to build a smaller addition. The addition as designed will “keep the lines straight” on the rear of the house and allow for the property to look symmetrical.

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

The variance will allow for the use of the structure as is the neighborhood character of other parcels not encumbered by non-polygonal designs, as most parcels in Suncrest are rectangular.

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

The variance will allow for the continued use of the structure, and provides for a usable single-family dwelling as is supported by the underlying zoning district.