



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

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October 20, 2016

First Baptist Church
c/o Richard Deamer
432 High Street
Morgantown, WV 26505

**RE: V16-33 / First Baptist Church / 432 High Street
Tax Map 26A, Parcel 98**

To Whom It May Concern:

This letter is to notify you of the decision made by the Board of Zoning Appeals concerning the above referenced variance petition for variance relief from Article 1369 as it relates to signage at 432 High Street.

The decision is as follows:

Board of Zoning Appeals, October 19, 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 17.68 square foot variance from the maximum wall sign area standard and permitted materials to be used without conditions.

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

The above referenced approval is set to expire in twelve (12) months unless you can demonstrate that it has 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 sign and building permits must be obtained prior to the commencement of work for which variance relief was granted herein.

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

Respectfully,

Stacy Hollar
Executive Secretary

ADDENDUM A – Approved Findings of Fact

V16-33 / First Baptist Church / 432 High Street

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 sign is 80' away from Spruce Street and will be put into place to locate but not draw attention to the back entrance to First Baptist Church.

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 proposed signage should enhance wayfinding to the Church's rear entrance located approximately 80 feet from Spruce Street accessed through via a public metered parking lot.

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

It will allow persons to locate the First Baptist Church Spruce Street entrance, which is the church's primary accessible entrance and parking for those persons visiting.

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

It is not on the main entrance (High Street) side of the building and is attempting to comply with the style of signage regulated in the B-4 District.