



MORGANTOWN BOARD OF ZONING APPEALS

November 16, 2016
6:30 PM
City Council Chambers

Board Members:

Bill Burton,
Chair

George Papandreas,
Vice-Chair

Linda Herbst

Jim Shaffer

Colin Wattleworth

COMBINED STAFF REPORT

CASE NO: V16-40, V16-41, and V16-42 / Seneca Village, LLC / 709 Beechurst Ave.

REQUEST and LOCATION:

Request by Bill Turner with of Pison Development, on behalf of Seneca Village, LLC, for variance relief under the following petitions:

- V16-40. Variance relief from Article 1361.03 as it relates to the principal structure's ground floor transparency.
- V16-41. Variance relief from Article 1347.07 as it relates to sidewalk standards.
- V16-42. Variance relief from Article 1347.04 as it relates to minimum rear setback standards.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 15, Parcel 196/197; B-2, Service Business District & BCOD, Beechurst Corridor Overlay District

SURROUNDING ZONING:

North and East: B-2, Service Business District & BCOD, Beechurst Corridor Overlay District

South and West: I-1, Industrial District

BACKGROUND and ANALYSIS:

The petitioner seeks to raze and remove a portion of the Seneca Center to construct one (1) principal structure that will include a total 36 dwelling units with a total of 52 occupants. Addendum A of this report illustrates the location of the subject site.

Attached hereto is a detailed Planning and Zoning Code Conformity Report dated 04 NOV 2016, which identifies whether or not the subject development meets related P&Z Code requirements and what P&Z Code approvals are required by the Planning Commission and the Board of Zoning Appeals (BZA).

Proposed Development Program

The following generally summarizes the proposed development program illustrated in the petitioner's application documents.

- The development site will be subdivided from the larger Seneca Center site with an access easement ensuring perpetual ingress, egress, and regress through all three (3) existing driveway entrances (Eighth Street, Beechurst Avenue, Sixth Street).
- The proposed development program provides for the razing and removal of the northwestern most portion of the existing "Shoppes at Seneca Center" development.

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN BOARD OF ZONING APPEALS

November 16, 2016
6:30 PM
City Council Chambers

Board Members:

Bill Burton,
Chair

George Papandreas,
Vice-Chair

Linda Herbst

Jim Shaffer

Colin Wattleworth

A new building will be constructed in its place to include four (4) levels of multi-family dwelling units above one (1) level of parking.

- 20 one-bedroom units and 16 two-bedroom units are included for a total of 36 units and 52 occupants.
- The tenancy of the dwelling units will be rental restricted to residents 55+ years of age as required under related project financing through the West Virginia Housing Development Fund.
- The first level parking plan includes 26 90-degree parking stalls, 2 of which are accessible spaces (1 universal designed space).
- Long-term bicycle storage is provided through 20 dedicated spaces within the integral parking area and 16 closeted spaces within each of the two-bedroom dwelling units. Six (6) short-term bicycle storage spaces are provided with direct access to the Caperton Trail.
- Project delivery is anticipated for JAN 2018 following an anticipated construction schedule of approximately 12 months.
- The development team met with the City's Technical Review Team on TUE, 27 SEP 2016.

Required Planning and Zoning Code Approvals

Pages 15 and 16 of the attached Conformity Report dated 04 NOV 2016 identifies requisite P&Z Code approvals for the development as proposed, which includes a Development of Significant Impact (DSI) Site Plan, a Minor Subdivision, and three (3) Variances.

During its 10 NOV 2016 hearing, the Planning Commission approved the DSI Site Plan under Case No. S16-01-III and approved the Minor Subdivision under Case No. MNS16-15. The related approval letters, which include conditions, are attached hereto for the benefit of the Board.

Case No. V16-40 Ground floor transparency.

Article 1361.03(E) provides that, "Building facades that are adjacent to public streets and/or open spaces shall have a high degree of ground floor transparency (at least sixty (60) percent).

In determining the ground floor's transparency, the following two (2) measurements were established by Staff.

- The first measurement of ground floor transparency does not include a section of the east elevation that abuts the existing Seneca Center building. This first transparency measurement results in a total ground floor transparency of **20.30%** (1,475.53 square feet of transparent building façade divided by 7,266.85 square feet of opaque building façade)

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN BOARD OF ZONING APPEALS

November 16, 2016
6:30 PM
City Council Chambers

Board Members:

Bill Burton,
Chair

George Papandreas,
Vice-Chair

Linda Herbst

Jim Shaffer

Colin Wattleworth

- The second measurement includes the abutting exterior wall on the east elevation and results in a total ground floor transparency of **17.58%** (1,475.53 square feet of transparent building façade divided by 8,383.62 square feet of opaque building façade).

Both measurements necessitate variance relief, regardless of whether the abutting eastern wall of the principal building is included in the transparency calculation or not.

Case No. V16-41 Sidewalk standards.

Article 1347.07(F) provides that, "Sidewalks shall be constructed along the frontage 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.

City Administration has worked closely with the petitioner, Mountain Line Transit, and West Virginia University to advance the alternate sidewalk design illustrated in the petitioner's site plan, given right-of-way opportunities and constraints, slope considerations, and retaining wall conditions. Specifically, the alternate design reflects the safest and most efficient means of realizing the development of a fixed bus shelter on the WVU PRT Maintenance site that will significantly enhance access to public transit to/from the petitioner's development site, the Shoppes and Seneca Center site, and properties within the northern portion of the Beechurst Avenue corridor. The City and WVU are working towards an access agreement similar to that executed for the Grant Avenue / First Street bus shelter site.

Additionally, the alternate design creates an opportunity for the City and the community to establish a new dedicated public pedestrian and bicycle access point to the Caperton Trail. A new trail access point at Eighth Street would give pedestrians and cyclists an alternate route to access the trail facility within the northern portion of the Beechurst Avenue corridor. Currently, the only trail access in this portion of the corridor is by Sixth Street, which includes a vehicular trail crossing regularly used to access the Morgantown Energy Associates power plant, the Greer Limestone Co. barge loading facility, the public fishing bank, and undeveloped private properties along the Monongahela River north of Sixth Street.

Although the alternate sidewalk design far exceeds desired pedestrian-scaled infrastructure development under Article 1347.07(F), variance relief is required because the entire width of the site's Eighth Street frontage will not include the requisite sidewalk. Additionally, final sidewalk alignment and design may necessitate a width of five (5) feet rather than the minimum six (6) foot width to ensure vehicular access to the WVU PRT Maintenance Facility and/or constraints of retaining wall reconstruction. Furthermore, the alternate design enables sidewalk development on the opposite side of the Eighth Street right-of-way.

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN BOARD OF ZONING APPEALS

November 16, 2016
6:30 PM
City Council Chambers

Board Members:

Bill Burton,
Chair

George Papandreas,
Vice-Chair

Linda Herbst

Jim Shaffer

Colin Wattleworth

Case No. V16-42 Minimum rear setback.

Article 1347.04(A)(4) provides a minimum rear setback standard of 40 feet in the B-2 District. The petitioner seeks to utilize the zero lot line setback of the existing building that will be razed and removed. Because Article 1329.02 provides the lot front of the subject site is along Eighth Street, the building envelope rear is along the Seneca Center building. As such, variance relief of 40 feet is required to permit the proposed building to abut the property boundary and the Seneca Center building. Variance relief will further desired architectural integration of the new building with the Seneca Center building.

Staff recommends the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the variance petitions presented herein. However, each respective petition must be considered and acted upon by the Board separately.

STAFF RECOMMENDATION:

The Board of Zoning Appeals must determine whether the proposed requests meet the standard criteria for a variance by reaching a positive determination for *each* of the "Findings of Fact" submitted by the petitioner. If the Board disagrees with the petitioner's "Findings of Fact" and determines one or more of the proposed requests do not meet the standard criteria for a variance, then the Board must state findings of fact and conclusions of law on which it bases its decision(s) to deny one or more of the subject variance petitions. [See WV State Code 8A-8-11(e) and 8A-7-11(b)].

Again, each variance petition must be considered and acted upon by the Board separately. Addendum C of this report provides Staff recommended revisions to the petitioner's findings of fact responses for each petition (deleted matter struck-through, new matter underlined). Staff submits the following recommendations for each petition addressed herein.

For Case No. V16-40, Staff recommends variance relief of 43% be granted, without condition, from the minimum 60% transparency requirement provided in Article 1361.03(E) to permit ground floor transparency of no less than 17% as illustrated on the building elevations reviewed herein.

For Case No. V16-41, Staff recommends variance relief be granted to permit, to the satisfaction of the City Engineer, the development of the alternate sidewalk design generally illustrated in plans reviewed herein including, if necessary, one-foot relief from the minimum six-foot sidewalk width standard.

For Case No. V16-42, Staff recommends variance relief of 40 feet be granted, without condition, from the minimum rear setback standard provided in Article 1347.04(A)(4) so that the proposed building may be constructed with a zero rear lot line setback.

Enclosures: Application and accompanying exhibits

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

COMBINED STAFF REPORT ADDENDUM A
V16-40 thru V16-42 / Seneca Village, LLC / 709 Beechurst Avenue



COMBINED STAFF REPORT ADDENDUM B

V16-40 thru V16-42 / Seneca Village, LLC / 709 Beechurst Avenue

Concurrence with the 2013 Comprehensive Plan Update

The following narrative identifies where, in the opinion of the Planning Division, the subject development of significant impact is in concurrence and/or is inconsistent with the 2013 Comprehensive Plan Update.

INTENT	Development proposals will reflect the spirit and values expressed in the Plan's principals.
---------------	--

Principles for Land Management

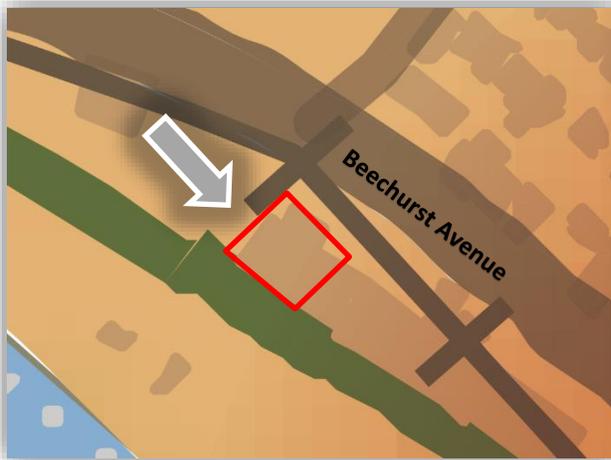
Principal 1	Infill development and redevelopment of underutilized and/or deteriorating sites takes priority over development in green field locations at the city's edge.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The subject site is currently developed as a commercial retail space. The development will result in additional multi-story improvements thereby increasing the utilization of the subject site.</i>	
Principal 2	Expansion of the urban area will occur in a contiguous pattern that favors areas already served by existing infrastructure.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The subject site is currently utilized by commercial tenants, with some areas of the existing structure included in the development program not utilized for any use. The development program will result in additional residential uses in this area, as encouraged by the 2013 Comprehensive Plan.</i>	
Principal 3	Downtown, adjacent neighborhoods and the riverfront will be the primary focus for revitalizations efforts.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The subject site is located in close proximity to Monongalia River, adjoins the Caperton Trail facility, and is within the Seneca/Sunnyside area of the City.</i>	
Principal 4	Existing neighborhoods throughout the city will be maintained and/or enhanced.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The site is not located within or adjacent to a "Neighborhood Conservation" area.</i>	
Principal 5	Quality design is emphasized for all uses to create an attractive, distinctive public and private realm and promote positive perceptions of the region.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The development program's aesthetics complement the architectural character of the Seneca Center and provides access to public amenities and parkland.</i>	

Principal 6	Development that integrates mixed-uses (residential, commercial, institutional, civic, etc.) and connects with the existing urban fabric is encouraged.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The proposed development program introduces 36 new dwelling units directly adjacent to the "Shoppes at Seneca Center" development.</i>	
Principal 7	Places will be better connected to improve the function of the street network and create more opportunities to walk, bike and access public transportation throughout the region.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>Provided variance relief is granted permitting the alternate sidewalk development solution, the proposed development program will enhance multi-modal connections including trail access and a new fixed public transit connection.</i>	
Principal 8	A broad range of housing types, price levels and occupancy types will provide desirable living options for a diverse population.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The proposed development program is a senior housing (55+) product utilizing related tax credits administered by the West Virginia Housing Development Fund, which will add certain housing product diversity to a largely college student residential area.</i>	
Principal 9	Residential development will support the formation of complete neighborhoods with diverse housing, pedestrian-scaled complete streets, integrated public spaces, connection to adjacent neighborhoods, and access to transportation alternative and basic retail needs.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The proposed development program integrates non-traditional residential housing into a commercial corridor characteristic of urban densities.</i>	
Principal 10	Parks, open space, and recreational areas are incorporated as part of future development.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>Parkland, functional open space, and/or recreational facilities are not included in the proposed development program, but connections to existing recreational facilities are planned; provided, variance relief is granted to permit the alternate sidewalk development solution.</i>	
Principal 11	Environmentally sensitive and sustainable practices will be encouraged in future developments.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Other
	<i>Stormwater management best practices will be required for the development. The developer's goals and objectives concerning sustainable construction techniques and industry accepted best practices have not been fully developed.</i>	

LOCATION

Development proposals will be consistent with the Land Management Map. If the proposal applies to an area intended for growth, infill, revitalization, or redevelopment, then it should be compatible with that intent and with any specific expectations within Areas of Opportunity. If the proposal applies to an area of conservation or preservation, it should be compatible with and work to enhance the existing character of the immediate surroundings.

The following graphic is clipped from the **Conceptual Growth Framework Map** included on Page 19 of the 2013 Comprehensive Plan Update. The subject development site is located within the “**Infill and Redevelopment Growth**” area that includes “Area of Opportunity No. 3 – Beechurst Avenue Corridor.”



Infill and Redevelopment

Infill and Redevelopment Growth – Existing developed areas where additional growth through infill or redevelopment is appropriate.

The following graphic is clipped from **Map 3 – Pattern and Character** included on Page 27 of the 2013 Comprehensive Plan Update. The subject development site is located within the “Urban Corridor” pattern and character areas.



Urban Corridor. Urban Corridors are located close to the Downtown Core and surrounding Neighborhood 1 areas and include most of Beechurst Avenue and University Avenue south of Downtown. They are the highest density corridors composed of a variety of building types ranging from small two-story residential structures to large multi-story buildings. They have the largest mix of uses, including multi-family residential, retail, office, institutional and accommodation facilities.

The following graphic is clipped from **Map 4 – Land Management** included on Page 39 of the the 2013 Comprehensive Plan Update. The subject development site is located within the “**Corridor Enhancement**” concept area and adjacent to the “**Preserve**” concept area, and includes “Area of Opportunity No. 3 – Beechurst Avenue Corridor.”



 **Corridor Enhancement**:** Improving development along corridors with a mix of uses, increased intensity at major nodes or intersections and roadway improvements to improve traffic flow, pedestrian and biking experience.

 **Preserve:** Land that is permanently protected by regulations or ownership such as nature preserves, recreational open space and public parks.

PATTERN AND CHARACTER

Development proposals in growth areas will be consistent with preferred development types. Development in areas where growth is not intended should be compatible with the relevant Character Areas description and expectations for how those areas should evolve in the future.

The following graphics are clipped from Pages 41 through 43 of the 2013 Comprehensive Plan Update and identify the development types desired within the “Controlled Growth” concept area.

Appropriate Development Types

CONCEPT AREA	SF	TF	MF	C	NX	UC	CC	O	I	CD	OS
Corridor Enhancement*			•	•	•		•	•			•

* Appropriate development depends on existing context. See Development Patterns and Character (pages 26-32)

MF Multi-family Residential

Includes various forms such as apartment buildings where three or more separate residential dwelling units are contained with a structure and townhouse dwelling types. They vary considerably in form and density depending on the context – from four-story or larger buildings set close to the street and at the edge of the downtown core and along major corridors, to smaller two- to four-story buildings with greater street setbacks in areas between the downtown core and single-family neighborhoods.



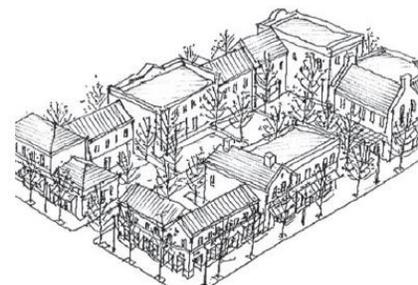
C Civic and Institutional

These sites include both public uses (government buildings, libraries, community recreation centers, police and fire stations, and schools) and semi-public or private uses (universities, churches, hospital campuses). Public uses should be strategically located and integrated with surrounding development. Civic and Institutional sites may be distinctive from surrounding buildings in their architecture or relationship to the street.



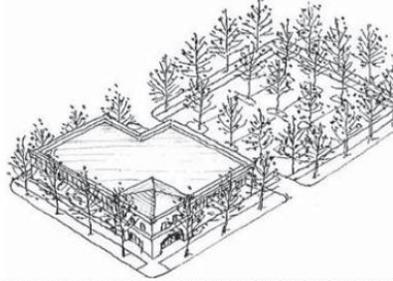
NX Neighborhood Center Mixed-Use

A mix of housing, office, commercial, and civic uses adjacent to one another or contained within the same structure (such as offices or apartments above ground-floor retail). Such uses should be compatible with and primarily serve nearby neighborhoods (within 1/2 mile). Parking should be located behind or to the side of buildings and may be shared between multiple uses.



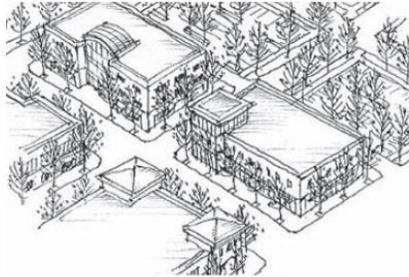
CC Community Commercial

Larger scale, primarily retail, restaurant and accommodation uses that serve the broader community. Buildings should be located close to the street with parking to the rear or side and should be well-connected to surrounding development and pedestrian infrastructure.



OR Office / Research

Larger-scale 2-6 story buildings generally housing professional offices or research/development activities with single or multiple tenants. May involve multiple large-scale buildings in a campus setting, but buildings should be in a walkable configuration with shared parking typically behind or to the side. Supportive retail establishments may occupy the lower levels of a multistory building. Supportive retail uses include coffee shops, delicatessens, barbers, and bookstores among others.



OS Greenspace

Includes formal parks, recreation areas, trails, and natural open space.



OBJECTIVES AND STRATEGIES **Land Management**

OBJECTIVE 2: Promote strategic infill and redevelopment of underutilized or functionally obsolete areas.

LM 2.1 Identify and prioritize sites for infill and redevelopment.

LM 2.6 Prioritize capital improvements near infill or redevelopment sites to encourage private investment.

OBJECTIVE 3: Facilitate the creation of residential areas with strong neighborhood qualities.

LM 3.4 Require street or multi-use paths connections between new residential neighborhoods and existing developed areas whenever practical.

OBJECTIVE 5: Encourage land use patterns that support improved transportation choice and efficiency.

LM 5.2 Permit higher density development in areas that are well-supported by existing or planned transportation infrastructure or transit services.

**OBJECTIVES
AND
STRATEGIES** **Transportation**

OBJECTIVE 6: Encourage walking by expanding pedestrian networks and improving pedestrian safety and accessibility.

TR 6.3 Construct new sidewalks where none exist in areas that have strategic opportunities to expand the connected sidewalk network and link significant destinations.

**OBJECTIVES
AND
STRATEGIES** **Neighborhoods and Housing**

OBJECTIVE 4: Promote the development of a broad range of housing types and prices.

NH 4.1 Provide incentives to developers to encourage development of alternative housing types (i.e. higher density, live-work, mixed-use) in designated growth areas.

NH 4.2 Provide incentives to developers to make development more desirable to build moderately-priced housing.

OBJECTIVE 5: Provide appropriate social services and facilities to meet the changing needs of the Community in concert with the City's Five-Year Consolidated Plan, Annual Action Plans, and Annual Performance Reports.

NH 5.6 Provide incentives to encourage the development of affordable senior housing and assisted living developments within mixed-use and multi-family zoning districts.

COMBINED STAFF REPORT ADDENDUM C

V16-40 thru V16-42 / Seneca Village, LLC / 709 Beechurst Avenue

Staff recommends the following revisions to the petitioner's Findings of Fact responses (deleted matter struck through; new matter underlined). Recommended revisions should not be considered or construed as supporting or opposing the merits of the petitioner's "Findings of Fact" responses.

Case No. V16-40 Ground Floor Transparency

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:

~~Abiding by the code with the exception of putting actual glass in the window opening will actually create a safer situation for everyone involved. It appears the desired design effect for a higher degree of transparency on the ground floor adjacent to public streets and/or open spaces is to engage pedestrians with the activity inside the adjacent building and increase a sense of pedestrian security. The building's opportunity to engage the pedestrian does not exist, because the ground floor area is located well below the adjacent parking lot and Eighth Street right-of-way and is approximately 30 feet from the paved Caperton Trail. The amount of proposed transparency through glazing and openings to vent the parking area should sufficiently provide pedestrian security along the immediate ground level grade thereby furthering public health, safety, and welfare without impeding on the rights of adjacent property owners or residents.~~

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:

~~Due to elevation change between the building and the streets, the first floor isn't even visible from the street. The parking lot of the Seneca Center is at elevation with Beechurst, the 1st floor is an estimate 15 feet below this elevation. 8th Street has a similar elevation to Beechurst. The ground floor of the building is approximately fifteen (15) feet below the grade of the Eighth Street and the adjacent parking lot and separated by significant retaining walls, which prevents the ground floor of the building from engaging pedestrians as desired by the minimum transparency standard.~~

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

~~If we were to abide by the code, and put windows in the openings, we would have to pay for a very large, very expensive exhausting system to accommodate the removal of fumes from the parking garage. The physical conditions of the site and the immediate area prevent desired design objectives to be realized. The proposed method and percentage of transparency appears to sufficiently increase a sense of security along the immediate ground level grade and vent the parking garage area without the use of mechanical venting systems.~~

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 create a pedestrian friendly, community policing, retail oriented look to the primary streets. Our structure is not situated on a primary street, and the first floor is hardly even visible from the street. Creating the look that is intended without putting the actual glass in the windows is a compromise ~~that fulfills most of~~ furthering the intent without requiring a major hardship on the development.

Case No. V16-41 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:

~~See narrative above.~~ The alternate sidewalk design surpasses public benefits that would be realized through strict adherence to the minimum sidewalk requirement.

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:

~~See narrative above.~~ Topographic changes in the parcel's frontage result in a design that does not provide an adequate sidewalk in terms of access or utilization, while the proposed sidewalk design exceeds the code required sidewalk improvement's infrastructure benefit and impact.

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

~~See narrative above.~~ The petitioner will be permitted to maximize a rare opportunity of developing a multidimensional, pedestrian-scaled improvement that can open connections to a new fixed bus stop shelter and to a new access point to the Caperton Trail.

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

~~See narrative above.~~ The alternate sidewalk design advances the pragmatic pursuit of pedestrian-scaled infrastructure improvements further than a sidewalk developed in strict adherence to the minimum sidewalk standard.

Case No. V16-42 Minimum Rear Setbacks

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 existing structure is situated exactly as ~~our~~ the proposed structure will be, which does not appear to currently harm the public or adjacent property owners. ~~Surrounding owners are in favor of our proposed construction.~~ There are no public health or safety issues identified by the architect or engineers regarding these setbacks.

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 existing structure has already encroached on the setbacks, therefore our proposal does not change its original situation.~~ The proposed site layout is intended to replace the existing zero lot line building by integrating the new building with the architectural style, historic character, and building façade rhythm of the Seneca Center buildings, which can only be accomplished by the granting relief from the minimum rear setback standard and permit the new building to be situated at the zero rear lot line.

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

~~Due to the width of the site, adhering to the 40-foot rear setback would create too small a footprint for the building to be built. Adhering to the side setback would put the building out of alignment with the adjacent buildings. The city/WVU own the land on the side in question (between the building and the river) and have the rail-trail/PRT there, so adhering to this side setback should not ever become an issue with the adjacent property owner.~~ The proposed site layout permits the new building to compliment the historic industrial warehouse architecture of the Seneca Center so that the new building appears to have always been a part of the site, which can only be accomplished by granting relief from the minimum rear setback standard and permit the new building to be situated at the zero rear lot line.

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 building will stay in line with ~~compliment the building line and setbacks of the adjacent Seneca Center buildings and keep the industrial brick, contiguous building-look intact.~~ ~~The encroachments do not create a bothersome hindrance for any purpose surrounding the building or on its neighboring property owners.~~



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

“Seneca Village” by Pison Development

The following information identifies Planning and Zoning (P&Z) Code provisions related to the above referenced proposed development. Drawings reviewed herein were dated 28 OCT 2016, and prepared by Thrasher Group. The purpose of this review is to identify whether or not the subject development meets related P&Z requirements and requisite Planning Commission (PC) and/or Board of Zoning Appeals (BZA) approval(s).

PROPOSED DEVELOPMENT PROGRAM

- The subject development site is generally illustrated as the red outlined area below.



- The development site is located on a portion of Parcel 196/197 of Tax Map 15. The zoning classification for the subject site is B-2, Service Business District as illustrated below. The green crosshatching in the image below illustrates the site is also located within the Beechurst Corridor Overlay District.





PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

- The development site will be subdivided from the larger Seneca Center site with an access easement ensuring perpetual ingress, egress, and regress through all three (3) existing driveway entrances (Eighth Street, Beechurst Avenue, Sixth Street).
- The proposed development program provides for the razing and removal of the northwestern most portion of the existing “Shoppes at Seneca Center” development. A new building will be constructed in its place to include four (4) levels of multi-family dwelling units above one (1) level of parking.
- 20 one-bedroom units and 16 two-bedroom units are included for a total of 36 units and 52 occupants.
- The tenancy of the dwelling units will be rental restricted to residents 55+ years of age as required under related project financing through the West Virginia Housing Development Fund.
- The first level parking plan includes 26 90-degree parking stalls, 2 of which are accessible spaces (1 universal designed space).
- Project delivery is anticipated for JAN 2018 following an anticipated construction schedule of approximately 12 months.
- The development team met with the City’s Technical Review Team on TUE, 27 SEP 2016.

SUMMARY OF CONFORMITY OBSERVATIONS

Planning and Zoning Code Reference	
Conformity (Y, N, TBD)	Planning and Zoning Code standard (either verbatim or paraphrased).
	<i>Conformity review observations. Required approvals and/or areas of concern are noted in bold highlighted (yellow) font.</i>

B-2, SERVICE BUSINESS DISTRICT

1347.02 Permitted and Conditional Uses	
Y	“Multi-Family Dwelling” uses are permitted by-right in the B-2 District [Article 1331.05].

1347.03 Lot Provisions	
Y	(A) Minimum lot size – 6,000 sq. ft. Minor Subdivision approval will be required to create the contemplated parcel.
Y	(B) Minimum lot frontage – 60 ft. <i>The frontage along Eighth Street is approximately 131.47 feet.</i>
Y	(C) Minimum lot depth – 100 feet. <i>The lot depth along the CSX right-of-way is approximately 160.92 feet.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

1347.03 Lot Provisions	
Y	(D) Maximum lot coverage – 60%. <i>Proposed lot coverage appears to be 58.16%.</i>

1347.04 Setbacks			
	Provision	Requirement	Proposed (approx.)
N/A	(A)(1) Minimum Front	Front setback requirements are superseded by Article 1361.03(M)	
N/A	(A)(2) Maximum Front		
Y	(A)(3) Minimum Side	5 ft.	9 ft.
Y	(A)(3) Minimum Side (access)	20 ft.	23 ft.
N – 1	(A)(4) Minimum Rear	40 ft.	0 ft.
N/A	(B) Minimum setback for accessory structures. <i>No accessory structures appear to be included on schematic plans reviewed herein.</i>		
N/A	(C) Corner lot provision. <i>The subject site is not located at the intersection of two street rights-of-way.</i>		

1347.05 Building Height, Use and Size	
Y	(A) The maximum height of a principal structure shall not exceed seventy-two (72) feet, except as provided in Section 1363.02(A), Height Exceptions. <i>The north elevation on Sheet N. A7.00 illustrates a hip roof. It appears the dimension between the peak and eave of the hip roof is 8 feet. As such, it appears the overall height of the contemplated building is approximately 68'-4".</i>
N/A	(B) The maximum height of an accessory structure shall not exceed twenty (20) feet. <i>No accessory structures appear to be included on schematic plans reviewed herein.</i>

1347.06 Parking and Loading Standards	
Y	(A) All uses within this district shall conform to the off-street parking and loading requirements in Article 1365, Parking, Loading and Internal Roadways. <i>See related observations under Article 1361.03(Q)(2) and Article 1365.</i>
Y	(B) No parking spaces shall be permitted between the front façade of a building and any street right-of-way.



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

1347.07 Performance Standards	
Y	<p>(A) Important structures should be built so that they terminate street vistas whenever possible, and should be of sufficient design to create visual anchors for the community. All principal structures within a development should maintain a consistent architectural style.</p> <p><i>The vertical articulation, window spacing and rhythm, cladding materials, and roof line illustrated building elevations included on Sheets A7.00 and A7.01 appear to compliment the overall period industrial warehouse design of the Seneca Center.</i></p>
N/A	<p>(B) Metal paneling may be used for wall surfaces but the area of the metal paneling should not exceed twenty (20) percent of any one wall face.</p> <p><i>Metal paneling is not labeled on Sheets A7.00 and A7.01.</i></p>
N/A	<p>(C)(1) Materials. Walls should be clad in stone, brick, marble, stucco, approved metal paneling, and/or cast concrete.</p> <p><i>This standard is superseded by Article 1361.03(P) [see comments below].</i></p>
Y	<p>(C)(2) Materials. Roofs should be clad in slate, sheet metal, corrugated metal, and/or diamond tab asphalt shingles.</p> <p><i>“Standing Steam Metal Roof” is labeled for the hip roof on Sheets A7.00 and A7.01.</i></p>
N/A	<p>(C)(3) Materials. The orders, if provided, should be made of wood or cast concrete.</p>
N/A	<p>(D)(1) Techniques. Windows should be set to the inside of the building face wall.</p> <p><i>This standard is superseded by Article 1361.03(O)(6).</i></p>
Y	<p>(D)(2) Techniques. All primary entrance exterior doors should have rectangular recessed panels or glass.</p> <p><i>The primary entrance illustrated on the “North Elevation” of Sheet A7.00 appears to be double glass doors.</i></p>
Y	<p>(D)(3) Techniques. All rooftop equipment that is enclosed should be enclosed in building material that matches the structure or is visually compatible with the structure.</p> <p><i>Sheets A7.00 and A7.01 illustrate a hip roof.</i></p>
Y	<p>(E) Playground equipment, if provided, shall be located entirely behind the principal structure and shall meet required setbacks.</p> <p><i>The provision of playground equipment is not illustrated plans reviewed herein.</i></p>
N – 2	<p>(F) Sidewalks shall be constructed along the frontage 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.</p> <p><i>The alternate sidewalk scenario illustrated on Sheet C3.00, which has been developed in consultation with the Planning Division and the City Engineer as a reasonable compromise enhancing access to public transit and the adjacent rail-trail facility, requires variance relief.</i></p>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

ARTICLE 1361.03 – SUNNYSIDE OVERLAY DISTRICTS

Design and performance standards held in common and apply to all Sunnyside Overlay Districts.

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
N/A	(A) Buildings shall be oriented with the front facing the lot's primary street, or the Monongahela River if the parcel has frontage on the river.
	<i>The frontage of the contemplated building does not front the primary street of Beechurst Avenue nor does the site have frontage on the river. However, the building's main entrance is in the building façade running parallel with Beechurst Avenue, which appears to meet the spirit and intent of this design standard.</i>
Y	(B) Buildings should be designed to overlook streets and public open spaces so as to create a "self-policing" environment.
	<i>The upper level portions of the facades facing Eighth Street and particularly the rail-trail appear to have an acceptable degree of residentially-scaled window views to outdoor areas.</i>
Y	(C) Buildings shall not be oriented with the front facing parking or service areas.
	<i>By definition of "Lot Front" under Article 1329.02, the subject development site fronts Eighth Street. No parking or service areas are located between the building and Eighth Street.</i>
N/A	(D) On primary streets, street trees shall be provided at a minimum of thirty-five (35) feet on center.
	<i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N – 3	(E) Building facades that are adjacent to public streets and/or open spaces shall have a high degree of ground floor transparency [at least sixty (60) percent].
	<i>The first or ground floor of the proposed building contains parking stalls, which will require a high degree of wall openings rather than window glazing to permit requisite air flow under related Building and/or Fire Codes provisions. Additionally, the "adjacency" of the contemplated first or ground floor to Eighth Street, given elevation change and the unimproved condition of the Eighth Street right-of-way, leaves observing this design standard arguably unattainable. Given the fact this design standard is mandatory, variance relief will be required for the contemplated building elevations.</i>
Y	(F) The siting of buildings should avoid the creation of unusable open spaces and should respect and complement view corridors to and from the hillside and the riverfront.
	<i>Although this design standard is desired and not mandatory, the contemplated development program does not appear to create unusable open spaces nor does the contemplated building appear to obstruct viewsheds between the riverfront and hillside development within the Evansdale or Sunnyside neighborhoods.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
N/A	(G) Building massing should be the tallest at street corners. In order to achieve this, buildings constructed on a corner of two primary streets should be at least five (5) stories in height, provided that all other requirements of the zoning ordinance are adhered to.
	<i>The subject development site is not located at the corner of two primary streets and is not located at the corner of two secondary streets. However, proposed building height in relation to the remaining Seneca Center building appears to meet desired design intentions.</i>
N/A	(H) Ground floor retail and service-type uses located within mixed-use buildings along primary streets shall not be included in height calculations.
	<i>Ground floor retail is not included in the contemplated development program.</i>
N/A	(I) For buildings taller than four (4) stories or seventy-five (75) feet in height, any additional floors in excess of four (4) stories shall be recessed or set back at least twelve (12) feet from the build-to line.
	<i>A build-to-line has not been established for Eighth Street.</i>
N/A	(J) A maximum of seventy-five (75) percent of the length of a building face shall be constructed along the build-to line or right-of-way of a primary street. The remaining twenty-five (25) percent may be setback a maximum of ten (10) feet from the build-to line.
	<i>A build-to-line has not been established for Eighth Street.</i>
TBD	(K) Land between the front facade of a building and a public street shall be landscaped to integrate with the neighborhood's sidewalk system. In any area or setback between a building and sidewalk, one or a combination of the following shall be provided: (1) Landscaping/planting beds consisting of shrubbery and /or trees, or (2) Special paving areas designed as plaza space. No grass or sod areas shall be allowed in this space.
	<i>The preliminary Landscaping Plan provided on Sheet C4.00 illustrates planting beds. Minor modifications may be required concerning the contemplated use of grass lawn area.</i>
N/A	(L) On primary streets, sidewalks shall be a minimum of eight (8) feet in width.
	<i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
Y	(M) Front yard setbacks along secondary streets shall be a minimum of five (5) feet, and a maximum of fifteen (15) feet.
	<i>The front setback along Eighth Street illustrated on Sheet No. C3.00 of the schematic drawings reviewed herein appears to be approximately 9 feet at the northeastern corner of the building.</i>
N/A	(N) Within areas of single-family and two-family dwellings, front yard setbacks of in-fill development shall not deviate by more than five (5) feet from the average front yard setbacks of the neighboring residences.
	<i>The subject development site is not located within an area considered to be single- and two-family dwellings.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
	(O) Building Form and Scale:
N/A	(1) Total fenestration shall be at least fifty (50) percent for building facades facing primary streets and/or public open spaces. For the ground floor, the ratio shall be at least sixty (60) percent. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street" nor is the contemplated building facing a public open space.</i>
N/A	(2) All ground floor retail areas along primary streets and/or public open spaces shall have awnings over entrances and ground floor windows, extending out at least four (4) feet from the facade. Such awnings may be extended to cover public sidewalks, provided they are set back at least eighteen (18) inches from the curb line of the street. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street" nor is the contemplated building facing a public open space.</i>
N/A	(3) Overall building widths along primary streets may vary, but building facades shall be designed in ten (10) to twenty (20) foot increments, so as to achieve the appearance of a series of distinct, adjoining buildings. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N/A	(4) The articulation of buildings, and window proportions, shall be vertical for buildings constructed along primary streets. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N/A	(5) The minimum building height for a parcel on a primary street shall be three (3) stories. On secondary streets, the minimum building height shall be two (2) stories. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
TBD – 4	(6) The majority of window openings shall be slightly recessed (4-8 inches) from the exterior building wall to create a distinct and uniform shadow line for the building's primary facade. <i>Additional information concerning window details is required to determine conformity with this mandatory design standard. Conformity with window recessing will be determined a building permit application. Variance relief will be required if conformity is not achieved.</i>
Y	(7) Unless no feasible alternative exists, fire escapes shall not be constructed on or attached to the front facade of any building or structure. The City of Morgantown Fire Department shall be the determining authority as to whether a feasible alternative exists. <i>Building elevation and floor plan drawings reviewed herein do not illustrate fire escapes on the front façade facing Eighth Street or any of the façades.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
	(P) Building Materials:
Y	<p>(1) Except for single and two family dwellings, the first two (2) floors of a building shall be constructed of natural materials. Natural materials include stone, brick, and wood siding, but do not include materials such as, or similar to, wood roof shingles, reflective glass, split faced concrete block, imitation stone, and imitation stucco or Drivit. Thirty-five (35) percent of the remaining building facade(s) on the public right-of-way or any facade(s) facing a single-family residence shall also be constructed of natural materials.</p> <p><i>The elevations provided on Sheets A7.00 and A7.01 identify brick as the only cladding material to be used on the first two (2) floors of the proposed building.</i></p>
Y	<p>(2) Vinyl siding or other composite materials shall not exceed thirty-five (35) percent of a building face that abuts a right-of-way.</p> <p><i>The West Elevation provided on Sheet A7.01 identifies brick as the only cladding material to be used.</i></p>
TBD	<p>(3) In general, brick and a recessed window vocabulary should predominate along the northern end of Beechurst and along University Avenue. Materials should transition into a mixed palette of brick, metal and glass toward the southern end of Beechurst. The Riverfront should utilize more contemporary materials such as metal and glass.</p> <p><i>The term "should" is a desired design element and not mandatory. However, brick is used as the predominate cladding material as desired within the Beechurst corridor. Additional information concerning window details is required to determine if the desired window recessing objective is observed. Conformity with desired window recessing will be determined at building permit application.</i></p>
TBD	<p>(4) Building materials which promote energy efficiency and sustainability should constitute a minimum of thirty-five (35) percent of the total materials used to construct a building.</p> <p><i>The term "should" is a desired design element but not required. Additional information concerning energy efficiency and sustainability is required to determine if the desired objective is observed.</i></p>
	(Q) Street Hierarchies and Land Use:
N/A	<p>(1) Except for single- and two-family dwellings, buildings constructed along primary streets shall have sixty (60) percent or more of their ground floor space dedicated to retail, restaurant, office or personal service uses. Residential uses shall be permitted on the ground floor in the remaining space, but shall not enfront the primary street.</p> <p><i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i></p>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
Y	(2) The minimum number of off-street parking spaces for multi-family dwellings shall be one-half a space (0.5) per occupant as determined by the West Virginia State Building Code and adopted and implemented by the City. The minimum number of off-street parking spaces for mixed-use and over-store dwellings shall be one-half a space (0.5) per occupant as determined by the West Virginia State Building Code and adopted and implemented by the City plus required spaces for commercial use(s).
	<i>This minimum parking requirement supersedes Article 1365.03(J). At least 26 parking stalls are required for the proposed 52 occupants, two (2) of which must be designed as accessible stalls. Sheet C8.00 illustrates conformity with this minimum parking requirement. NOTE: One of the rows of parking is mislabeled "10" parking stalls rather than the correct number of "9" stalls.</i>
N/A	(3) Surface parking lots between buildings shall be designed as interior landscaped courtyards where cars are screened from the right-of-way; surface lots shall not be constructed where two (2) public rights-of-way intersect.
	<i>A surface parking lot is not proposed "between buildings" nor is one proposed where public rights-of-way intersect.</i>
N/A	(4) Parking structures abutting open spaces or fronting on primary streets shall be designed with building-like facades.
	<i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N/A	(5) Parking garages three (3) stories or higher shall provide ground floor retail or service uses in an amount not less than thirty-five (35) percent of the ground floor area, located along the frontage of the garage.
	<i>A parking garage, by definition of a "principal" or "accessory parking structure", is not included in the contemplated development program.</i>
Y	(6) Private parking areas shall be accessed from secondary streets and/or alleys. Access from primary streets shall only be utilized when other options are not available.
	<i>Access to the proposed integral parking area will utilize existing driveway entrances on Eighth Street, Beechurst Avenue, and Sixth Street that have long served the Seneca Center development site.</i>
N/A	(7) To minimize curb cuts along primary and secondary streets, residential garages or car ports or driveways shall be located at the rear of the property and accessed from an alley, when available.
	<i>Access to the proposed integral parking area will utilize existing driveway entrances on Eighth Street, Beechurst Avenue, and Sixth Street that have long served the Seneca Center development site. The rear of the proposed building will abut the remaining Seneca Center building and no alley is available to access the subject development site.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
N – 2	(8) Parking areas and properties containing multifamily or commercial buildings shall provide linkages of similar design and quality to adjacent off-site pedestrian amenities such as sidewalks, bike paths, etc.
	<i>The alternate sidewalk scenario illustrated on Sheet C3.00, which has been developed in consultation with the Planning Division and the City Engineer to enhance access to public transit and the adjacent rail-trail facility, requires variance relief under Section 1347.07 above.</i>
TBD	(9) Parking areas containing ten (10) or more stalls shall be lighted to create safe, attractive nighttime environments. Such lighting shall not be designed or situated in such a manner as to cause spillover glare onto adjoining properties. Building entrances and significant architectural or landscape features should be illuminated with low-intensity, indirect lighting sources directed toward the feature.
	<i>The preliminary Lighting Plan provided on Drawing No. 1 prepared by “Visual” requires modifications to improve legibility. Conformity with lighting requirements will be determined a building permit application.</i>

ARTICLE 1361.04(C) – BEECHURST CORRIDOR OVERLAY DISTRICT

Design and performance standards that apply to specific Sunnyside Overlay Districts.

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
Y	(1) Vehicular access to development shall not be directly from Beechurst Avenue unless no other alternative is feasible.
	<i>Vehicular access to the subject development site will utilize existing driveway entrances on Eighth Street, Beechurst Avenue, and Sixth Street long serving the Seneca Center development site.</i>
Y	(2) Parking shall not be constructed between the Beechurst Avenue right-of-way and the front of any building.
	<i>The front of the subject development site is along Eighth Street and on-site parking is located below the proposed building.</i>
Y	(3) Buildings shall be highly articulated and permit views to the river where feasible.
	<i>Sheets A7.00 and A7.01 appear to be vertically articulated on all facades based on vertical proportioned windows and brick columns. Windows creating views to the river are provided for dwelling units along the south building elevation.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

ARTICLE 1365 PARKING, LOADING AND INTERNAL ROADWAYS

Y	1365.03(A) Off-street parking and loading spaces shall be provided on the same lot as the use served, except as otherwise provided in this Code, and may be situated as one or more individual areas.
	<i>All required off-street parking spaces illustrated on Sheet C8.00 are located on the subject development site.</i>
N/A	1365.04(B) Shared Parking Facilities.
	<i>Shared parking is not proposed.</i>
Y	1365.04(I) Maximum parking standard in non-residential districts.
	<i>The proposed number of parking stalls does not exceed 115 percent of the minimum parking requirement.</i>
N/A	1365.04(J) Off-street parking shall be provided in accordance with Table 1365.04.01, Minimum Off-Street Parking Requirements.
	<i>This standard is superseded by Article 1361.03(Q)(2) and related observations are provided under that section of this report.</i>
N/A	1365.04(N) Any land use which requires a minimum of 50 parking spaces shall be required to provide a pedestrian circulation plan for the proposed site.
	<i>The minimum number of required parking stalls is less than 50.</i>
Y	1365.04(Q)(1) Long-term bicycle storage. For residential uses, one (1) long-term bicycle storage space per dwelling unit.
	<i>Sheet C8.00 illustrates a dedicated room that will hold 20 long-term storage spaces. The remaining 16 requisite storage spaces will be provided in each of the 16 two-bedroom units, a typical of which is illustrated in one (1) of the two-bedroom units on Sheet A6.01.</i>
Y	1365.04(Q)(2) Short-term bicycle storage. One (1) short-term bicycle storage space increasing by one (1) additional space for every twenty (20) required automobile parking spaces.
	<i>Sheet C8.00 illustrates six (6) short-term storage spaces, which exceeds the minimum of two (2) space requirement for the proposed development.</i>
Y	1365.06 Accessible parking spaces.
	<i>Sheet 8.00 illustrates two (2) accessible parking stalls; one of which is designed as a universal accessible stall.</i>
N/A	1365.07 Off-Site Parking Facilities.
	<i>Off-site parking is not proposed.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

	1365.09 Parking Development Standards – Dimensions
Y	<p>(A)(1) Each required off-street standard parking space shall be at least eight and one half (8.5) feet in width and at least eighteen (18) feet in depth, exclusive of access drives or aisles, ramps, columns, or office or work areas. Such space shall have adequate vertical clearance.</p> <p><i>Sheet C8.00 illustrates 22 standard spaces designed at 9 feet in width by 18 feet in depth, which meets or exceeds minimal dimensional requirements.</i></p>
Y	<p>(A)(2) Up to ten (10) percent of the total number of required parking spaces may be designed for compact cars; provided, compact spaces are limited to employees or residents only and the property owner/manager assigns and enforces such spaces accordingly. Compact spaces shall be grouped together and identified as “compact cars only” with pavement stenciling and/or signage. Compact spaces should be located furthest from building entrances to discourage use by noncompact vehicles. Each compact space shall be at least eight (8) feet in width and at least fifteen (15) feet in depth, exclusive of access drives or aisles, ramps, columns, or office or work areas. Such space shall have adequate vertical clearance.</p> <p><i>Sheet C8.00 illustrates two (2) compact spaces designed at 8 feet in width by 18 feet in depth, which meets or exceeds minimal dimensional standards and the maximum compact space development standard.</i></p>
Y	<p>(A)(3) Except on lots occupied by one and two-family dwellings, each off-street parking space shall open directly upon an aisle or driveway at least twelve (12) feet wide or such additional width and design in accordance with Table 1365.09.01, so as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall be unobstructed and allow for the passage of emergency vehicles at all times. This requirement may be waived by the Planning Director where such waiver will not cause a hazard.</p> <p><i>The parking layout plan illustrated on Sheet C8.00 and maneuvering illustrated on Sheet C3.01 demonstrate conformity with requisite safe and efficient means of vehicular access.</i></p>
Y	<p>(A)(4) All required parking spaces and aisles shall be provided wholly within the property lines and shall not extend into any public right-of-way.</p> <p><i>No parking stalls or related drive aisles will utilize public right-of-way.</i></p>
	1365.09 Parking Development Standards – Layout and Design.
Y	<p>(B)(1) All off-street parking or loading facilities shall be designed with appropriate means of vehicular access to a street or an alley in a manner which will least interfere with traffic movement.</p> <p><i>The maneuvering modeling illustrated on Sheet C3.01 demonstrates appropriate means of vehicular access that will least interfere with traffic movement.</i></p>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

Y	(B)(2) Driveway entrances or exits shall be no closer than 15 feet to an adjoining residential property line or five (5) feet to an adjoining non-residential property line or designed in such a manner as to least interfere with traffic movement. No driveway across public property at the right-of-way line of the street shall exceed a width of 22 feet, unless a greater width is specifically approved by the City Engineer. No driveway shall be located closer than 30 feet of the nearest point of the intersection of two streets.
	<i>The vehicular access point to the integral parking area below the proposed building utilizes an existing and improved access drive. A perpetual easement will be included as a part of the development's related subdivision to ensure perpetual vehicular ingress, egress, and regress utilizing the three existing driveway entrances long serving the Seneca Center development site (Eighth Street, Beechurst Avenue, and Sixth Street).</i>
Y	(B)(3) Connections between parking lots or reservations of land for future such connections may be required at the discretion of the Planning Director.
	<i>An access easement running with the affected parcels will be included in the development's related subdivision to ensure perpetual vehicular and pedestrian ingress, egress, and regress to the Seneca Village development through the Seneca Center realty.</i>
	(B)(4) Required off-street parking spaces shall be so designed, arranged and regulated so that:
Y	(a) Such parking areas are lined or designated to insure the most efficient use of the parking spaces.
	<i>Conformity demonstrated on Sheet C8.00.</i>
Y	(b) Individual spaces on lots with 5 percent average slope or greater are provided with anchored bumper guards or wheel guards. Under no circumstances shall parking spaces be provided on lots in excess of 10 percent slope.
	<i>Although parking area grades are not provided in plans reviewed herein, it appears reasonable to assume the only slope necessary will be to direct surface water. Wheel stops or similar vertical protections will be required at building permit plans review to protect the building from damage by parking vehicles.</i>
N/A	(c) Parking spaces are unobstructed and have access to an aisle or driveway so that any automobile may be moved without moving another, and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right-of-way or walkway, unless otherwise permitted at the direction of the Planning Director.
	<i>A tandem type parking layout is not proposed.</i>
TBD	(d) With the exception of drive-through windows and related stacking lanes, all parking spaces and maneuvering aisles shall be physically separated from any wall of a building by a vertical curb, maintained planting strip, and/or other suitable barrier.
	<i>Wheel stops or similar suitable vertical barrier will be required at building permit plans review to protect the building from damage by parking vehicles.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

N – 1	(B)(5) Off-street parking spaces may be open to the sky or enclosed in a building. In any instance when a building is constructed or used for parking facilities on the lot, said building shall be treated as any major structure and subject to all requirements thereof.
	<i>Proposed parking stalls are integral to the principal building. See requisite variance relief observations under Article 1347.04(A)(4) above.</i>
N/A	(B)(6) All parking lots abutting residential uses or districts, and all parking lots in any district containing more than four (4) spaces shall be subject to the landscaping and screening requirements for such parking lots as set forth in Article 1367, Landscaping and Screening.
	<i>Proposed parking stalls are integral to the principal building.</i>
TBD	(B)(7) Any lighting facilities used to illuminate off-street parking areas shall be so located, shielded and directed upon the parking area in such a manner that they do not reflect or cause glare onto adjacent properties or interfere with street traffic. In no instance shall bare, unshaded bulbs be used for such illumination.
	<i>The preliminary Lighting Plan provided on Drawing No. 1 prepared by “Visual” requires modifications to improve legibility. Conformity with lighting requirements will be determined a building permit application.</i>
1365.09 Parking Development Standards – Surfacing and Drainage.	
TBD	(C)(1) All open off-street parking areas shall be surfaced with an all-weather, dust-free concrete or asphalt material, and shall be maintained in good condition and free of weeds, dirt, trash and debris; except that, a gravel surface may be used for a period not exceeding six months after the date of granting the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified above.
	<i>Paving will be required for the integral parking area. Paving design along with stormwater management will be reviewed and approved by the Morgantown Utility Board (MUB) and the City Engineer at building permit application.</i>
N/A	(C)(2) A gravel surface in the area of storage or handling may be used permanently in association with industries that handle liquids or chemicals which create a potential hazard if containment should be lost and where absorption into the ground through a loose surface material would eliminate or alleviate such hazard.
	<i>No observation.</i>
TBD	(C)(3) Such parking areas shall be graded and properly drained in such a manner that there will be no free flow of water onto either adjacent property or public sidewalks. Further, any run-off generated by such improved areas shall be disposed of in accordance with the stormwater management ordinance and other City regulations.
	<i>Stormwater management plans will be reviewed and approved by the Morgantown Utility Board (MUB) at building permit application.</i>



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

N/A	(C)(4) Other surface materials and designs may be utilized when specifically approved by the City Engineer, for purposes of reducing stormwater runoff or other environmental and aesthetic considerations.
	<i>The undersigned understands concrete paving will be used for the integral parking area.</i>
N/A	1365.10 Loading Requirements.
	<i>The contemplated development will not receive or transmit goods or wares by truck beyond that customarily associated with multi-family dwelling uses.</i>

ARTICLE 1367 LANDSCAPING AND SCREENING

TBD	<i>A preliminary Landscaping Plan is provided on Sheet C4.00. Conformity with landscaping requirements will be completed at building permit application.</i>
-----	--

ARTICLE 1369 SIGNS

TBD	<i>Conformity with signage regulations will be completed at building permit application.</i>
-----	--

ARTICLE 1371 LIGHTING

TBD	<i>The preliminary Lighting Plan provided on Drawing No. 1 prepared by "Visual" requires modifications to improve legibility. Conformity with lighting requirements will be determined a building permit application.</i>
-----	---

SUMMARY OF REQUISITE PLANNING COMMISSION APPROVALS

- Development of Significant Impact Site Plan. Because the number of dwelling units contemplated is more than 12, the contemplated project is considered a Development of Significant Impact (DSI) and requires Planning Commission review and approval of the Site Plan. [S16-01-III / Seneca Village, LLC]
- Minor Subdivision. The subject development site will be created through a subdivision from the larger Seneca Center realty and ownership transferred, requiring Minor Subdivision approval by the Planning Commission. [MNS16-15 / Seneca Center, Inc.]



PLANNING AND ZONING CODE CONFORMITY REPORT

Planning Division

SUMMARY OF REQUISITE BZA APPROVALS

The requisite approvals identified above (**highlighted in yellow**) are grouped below into specific applications that must be submitted for the development as contemplated. The numbers below associate with the numbers above in the left column.

Notations	Code Issues
1 Variance	V16-42. Rear setback encroachment [1347.04(A)(4)].
2 Variance	V16-41. Alternate sidewalk scenario [1347.07(F)].
3 Variance	V16-40. Ground floor transparency [1361.03(E)].
4 <i>Potential Variance</i>	Conformity with window recessing requirements will be determined a building permit application [1361.03(O)(6)].

ADDITIONAL OBSERVATIONS

- Consultation with Republic Waste Services in advance of building permit application will be required concerning the location, design, and level of service for contemplated solid waste and recycling management facilities. A letter from Republic Waste Services confirming their endorsement of an acceptable plan, including the provision of recycling pickup, will be required as a part of building permit application.
- The City Engineer determined a Traffic Impact Study is not required for the proposed development as the net difference in trip generation will be negligible given the reduction in existing commercial-related trips and anticipated residential-related trips. However, the City Engineer determined consultation, during building permit application, with West Virginia Division of Highways will be necessary to mitigate any potential impacts to the signal at the Beechurst Avenue / Sixth Street intersection.

Prepared by:

Digitally signed by Christopher M. Fletcher, AICP
Date: 2016.11.04 11:45:02 -04'00'

Director of Development Services
304-284-7431 ♦ cfletcher@morgantownwv.gov



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

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

November 11, 2016

Seneca Village, LLC
c/o William E. Turner, Jr.
717 Brawley Walkway
Charleston, WV 25301

**RE: S16-01-III / Seneca Village, LLC / 709 Beechurst Avenue
MNS16-15 / Seneca Center, Inc. / 709 Beechurst Avenue
Tax Map 15, Parcel 196/197; B-2, Service Business District**

Dear Mr. Turner:

This letter is to notify you of the decisions made by the Planning Commission concerning the above referenced Development of Significant Impact Site Plan petition.

The decisions are as follows:

Planning Commission, November 10, 2016

Case No. S16-01-III was approved as requested with the following conditions:

1. That minor subdivision approval be granted under Case No. MNS16-15 and related conditions observed; including, an easement ensuring perpetual vehicular and pedestrian ingress, egress, and regress from the subject development site to the existing driveway entrances that have long served the Seneca Center development (Eighth Street, Beechurst Avenue, and Sixth Street).
2. That requisite variance approvals identified herein must be granted by the Board of Zoning Appeals and related conditions observed.
3. That, to the satisfaction of the Planning Division, the final Landscape Plan and Lighting Plan must be submitted, reviewed and approved and variance relief granted, if required, prior to the issuance of any development related building permits.
4. That, to the satisfaction of the City Engineer, the development of requisite sidewalks along Eighth Street be designed and constructed in a manner that continues pedestrian-scaled public improvements.
5. That, to the satisfaction of the City's Chief Building Code Official, the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards.
6. That, to the greatest extent practicable and to the satisfaction of the Planning Division, the architectural design of the building must complement the predominant historical industrial warehouse style of the Seneca Center buildings.

Case No. MNS16-15 was approved as requested with the following conditions:

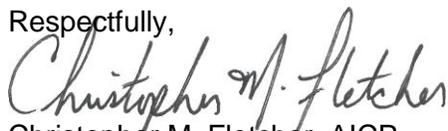
1. That approval of Development of Significant Impact Site Plan under Case No. S16-01-III be granted by the Planning Commission thereby mitigating, through redevelopment, the nonconforming lot coverage of the existing building created by the subdivision approval granted herein; provided, the portion of the existing building situated on the subdivided "Tract A" created herein is razed and removed OR variance relief is granted by the Board of Zoning Appeals for the existing building situated on the subdivided "Tract A" created herein to exceed the maximum lot coverage standard as set forth in Section 1347.03(D).
2. That an access easement ensuring perpetual vehicular and pedestrian ingress, egress, and regress from the parcel created herein to the existing driveway entrances that have long served the Seneca Center development (Eighth Street, Beechurst Avenue, and Sixth Street) be recorded and run with the affected realty; the area for which is illustrated on the preliminary plat of survey exhibit considered herein.
3. That the petitioner submits three (3) original final plat documents, including all access/utility easements if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
4. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

You may appeal these decisions to the Board of Zoning Appeals within thirty (30) days of the date of this letter. An aggrieved party may request review of this decision by filing a petition for writ of certiorari with the Circuit Court of Monongalia County within thirty (30) days of this decision. Any work done relating to decisions rendered by the Planning Commission during the thirty-day period is at the sole financial risk of the petitioner.

The Planning Commission's site plan approval granted herein will expire two (2) years from the date of approval if the project has not been completed. The Planning Commission, at its discretion, may, upon written request of the Commission, grant site plan approval extensions for a period of up to two (2) years.

Should you have any questions concerning the Planning Commission's decisions or require further clarification, please contact the undersigned. We look forward to serving your development review and approval needs.

Respectfully,



Christopher M. Fletcher, AICP
Director of Development Services

cc via email: Brian Gallagher, Esq. on behalf of Seneca Center, Inc. (c/o C. Barton Loar)



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE table with CASE NO. V11e-40 and RECEIVED: 11 OCT 16

(PLEASE TYPE OR PRINT IN BLACK INK)

Handwritten: CK 2667

Fee: \$75

Main application form with sections I. APPLICANT, II. PROPERTY, III. NARRATIVE, and V. ATTEST. Includes fields for Name, Address, Phone, and a signature line for William E. Turner, Jr. dated 10/06/2016.

PAID stamp: PAID OCT 11 2016

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.



APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V110-4D
RECEIVED:	11.02.16

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.	V110-40
RECEIVED:	11 OCT 16

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:

Abiding by the code with the exception of putting actual glass in the window openings will actually create a safer situation for everyone involved.

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:

Due to the elevation change between the building and the streets, the first floor isn't even visible from the street. The parking lot of the Seneca Center is at elevation with Beechurst, the 1st floor is an estimate 15 feet below this elevation. 8th street has a similar elevation to Beechurst.



**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V16-40
RECEIVED:	11 OCT 16

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:

If we were to abide by the code, and put windows in the openings, we would have to pay for a very large, very expensive exhausting system to accommodate the removal of fumes from the parking garage.

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

The intent is to create a pedestrian friendly, community policing, retail oriented look to the primary streets. Our structure is not situated on a primary street, and the first floor is hardly even visible from the street. Creating the look that is intended without putting the actual glass in the windows is a compromise that fulfills most of the intent without requiring a major hardship on development.



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-41
RECEIVED:	11 OCT 16

(PLEASE TYPE OR PRINT IN BLACK INK)

OK 2667

Fee: \$75

I. APPLICANT		Name: Pison Development - Bill Turner	
Mailing Address:	717 Brawley Walkway	Phone:	304-342-2766
	Street Charleston, WV 25301	Mobile:	304-610-4682
	City State Zip	Email:	billwetjet@aol.com
II. PROPERTY		Street Address: 709 Beechurst Ave	
Owner:	Seneca Village, LLC	Zoning:	B-2
Mailing Address:	717 Brawley Walkway	Tax Map No:	15
	Street Charleston, WV 25301	Parcel No:	197
	City State Zip	Phone:	304-342-2766
III. NARRATIVE		Please describe the nature and extent of your variance request(s).	
1347.07 (F) - The Developer is working with the City to design and deliver an alternate sidewalk improvement solution along 8th street.			
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.			
William E. Turner, Jr.			10/06/2016
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.



APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V110-41
RECEIVED:	11 OCT 16

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.	V110-41
RECEIVED:	11 OCT 16

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:

See Narrative above

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:

See Narrative above



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V16-41
RECEIVED:	11 OCT 16

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:

See Narrative above

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

See Narrative above



City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V116-42
RECEIVED:	11 OCT 16

(PLEASE TYPE OR PRINT IN BLACK INK)

CK 2667

Fee: \$75

I. APPLICANT		Name: Pison Development - Bill Turner	
Mailing Address:	717 Brawley Walkway		Phone: 304-342-2766
	Street Charleston, WV 25301		Mobile: 304-610-4682
	City	State	Zip
		Email: billwetjet@aol.com	
II. PROPERTY		Street Address: 709 Beechurst Ave	
Owner:	Seneca Village, LLC		Zoning: B-2
Mailing Address:	717 Brawley Walkway		Tax Map No: 15
	Street Charleston, WV 25301		Parcel No: 197
	City	State	Zip
		Phone: 304-342-2766	
III. NARRATIVE		Please describe the nature and extent of your variance request(s).	
<p>1347.04 (A)(4) - Our plan is to demolish the existing building and rebuild within a similar footprint directly next to the existing adjacent structure to maintain the current look of one contiguous building along the Beechurst frontage. While architecturally the building addresses Beechurst Ave, the zoned frontage is along 8th street, creating a unique scenario that requires variance relief for the rear setback. To maintain the existing visual and physical connection with the adjacent structure requires the building to encroach on the rear (40 ft) setback. The Seneca Center's owner, Barton Loar, does not object to the new building encroaching past the rear setback requirements.</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>			
William E. Turner, Jr.			10/06/2016
Type/Print Name of Applicant/Agent		Signature of Applicant/Agent	Date

PAID PAID PAID OCT 11 2016

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.	V16-42
RECEIVED:	11 OCT 16

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.	V116-42
RECEIVED:	11 OCT 16

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 existing structure is situated exactly as our proposed structure will be. Surrounding owners are in favor of our proposed construction. There are no public health or safety issues identified by the architect or engineers regarding these setbacks.

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 existing structure has already encroached on the setbacks, therefore our proposal does not change its original situation.



City of Morgantown, West Virginia

**APPLICATION FOR
VARIANCE PETITION**

OFFICE USE	
CASE NO.	V16-42
RECEIVED:	11 OCT 16

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:

Due to the width of the site, adhering to the 40 foot rear setback would create too small a footprint for the building to be built. Adhering to the side setback would put the building out of alignment with the adjacent buildings. The city/WVU own the land on the side in question (between the building and the river) and have the rail-trail/PRT there, so adhering to this side setback should not ever become an issue with the adjacent property owner.

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

The building will stay in line with adjacent buildings and keep the industrial brick, contiguous building-look in tact. The encroachments do not create a bothersome hindrance for any purpose surrounding the building or on its neighboring property owners.

THRASHER

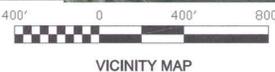
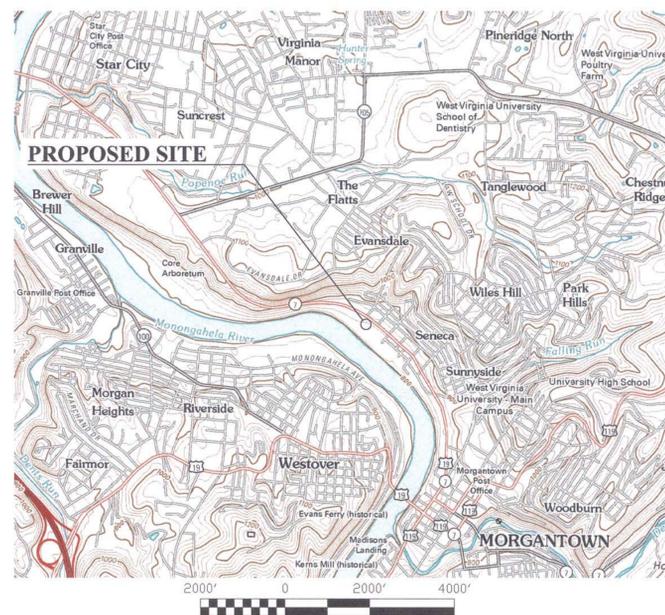
'SCHEMATIC DESIGN' DRAWINGS FOR PISON DEVELOPMENT - SENECA VILLAGE

MORGANTOWN, WV

OCTOBER 28, 2016

PROJECT START: DECEMBER 2016

PROJECT COMPLETION: JANUARY 2018



INDEX OF DRAWINGS

C1.01	ADJACENT PROPERTY OWNERS
C2.00	EXISTING SITE CONDITIONS
C3.00	PROPOSED SITE CONDITIONS
C3.01	PROPOSED SITE CONDITIONS
C4.00	LANDSCAPE PLAN
C4.01	SITE LIGHTING PLAN
A6.00	FLOOR PLANS
A6.01	FLOOR PLANS
A6.02	FLOOR PLANS
A7.00	ELEVATIONS
A7.01	ELEVATIONS
C8.00	PARKING LAYOUT PLAN

DESCRIPTION OF SURVEY

for
PISON DEVELOPMENT
of
TAX MAP 15 PARCEL 198
A CERTAIN TRACT OR PARCEL OF LAND, ON THE WATERS OF THE MONONGAHELA RIVER, ALONG BEECHURST AVENUE, SITUATED IN MORGANTOWN 4TH WARD CORPORATION, MONONGALIA COUNTY, WEST VIRGINIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a 1/2" iron rebar found, on a line of Seneca Center, Inc. (Tax Map 15 Parcel 196, Deed Book 1406 Page 486) and now or formerly B&O Railroad (Tax Map 28 Parcel 136);

Thence, with said B&O Railroad (Parcel 136), North 45 degrees 36 minutes 56 seconds West, a distance of 20.63 feet to a point on the southerly right-of-way line of 8th Street;

Thence, with said 8th Street, North 41 degrees 34 minutes 04 seconds East, a distance of 215.93 feet to a point on the southwesterly right-of-way line of Beechurst Avenue;

Thence, leaving said 8th Street and with said Beechurst Avenue, South 48 degrees 25 minutes 56 seconds East, a distance of 639.93 feet to a point on the northwesterly right-of-way line of 8th Street;

Thence, leaving said Beechurst Avenue and with said 6th Street, South 41 degrees 34 minutes 04 seconds West, a distance of 148.69 feet to a point on the northeasterly right-of-way line of said B&O Railroad (Parcel 136);

Thence, with said B&O Railroad (Parcel 136) for three (3) lines, by a curve to the left having a radius of 3066.09 feet, an arc length of 225.32 feet, and a chord bearing of North 55 degrees 22 minutes 37 seconds West, a distance of 225.27 feet to a point;

Thence, North 55 degrees 20 minutes 11 seconds West, a distance of 236.98 feet to a point;

Thence, North 55 degrees 41 minutes 50 seconds West, a distance of 180.92 feet to the Point of Beginning, containing 2.66 acres, More or Less, as shown on a plat attached hereto and made a part of this description.

The tract or parcel being the same lands conveyed to Seneca Center, Inc. in Deed Book 1406 Page 489, at the Office of the Clerk, Monongalia County, West Virginia.

OWNER

PISON DEVELOPMENT
894 POPLAR RD.
CHARLESTON, WV 25302
(304) 344-4862
BILL TURNER

PROJECT DATA

FIVE-STORY STRUCTURE WITH AN OPEN PARKING GARAGE ON THE FIRST FLOOR AND FOUR FLOORS OF RESIDENCES ABOVE. 20 ONE-BEDROOM AND 16 TWO-BEDROOM AGE-RESTRICTED (55+) APARTMENTS FOR A TOTAL OF 36 DWELLING UNITS.

EXISTING ZONING: B-2, BCOD
IBC CONSTRUCTION TYPE: TYPE II-A
IBC OCCUPANCY TYPE: RESIDENTIAL GROUP R-2
NFPA CONSTRUCTION TYPE: TYPE II-111
NFPA OCCUPANCY GROUP: RESIDENTIAL - APARTMENT BUILDING

TOTAL SITE AREA: 23,050 SF (.53 ACRES)
TOTAL BUILDING FOOTPRINT: 13,403 SF
TOTAL OCCUPANCY AREA: 50,451 SF

STANDARD ABBREVIATIONS

A.C.T.	ACOUSTIC CEILING TILE	JT.	JOINT
ABV.	ABOVE	L.V.L.	LAMINATED VENEER LUMBER
A.F.F.	ABOVE FINISHED FLOOR	MAS.	MASONRY
ALUM.	ALUMINUM	MAX.	MAXIMUM
BLDG.	BUILDING	MC.J.	MASONRY CONTROL JOINT
BLK.	BLOCK	MFR.	MANUFACTURER
B.O.F.	BOTTOM OF FOOTING	MIN.	MINIMUM
BRG.	BEARING	MTL.	METAL
BRK.	BRICK	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OSB.	ORIENTED STRAND BOARD
C.T.	CERAMIC TILE	PERF.	PERFORATED
CMU.	CONCRETE MASONRY UNIT	PLT.	PLATE
COL.	COLUMN	PLYWD.	PLYWOOD
COMP.	COMPACTED	PR. TRTD.	PRESSURE TREATED
CONC.	CONCRETE	PT.	PAIN
CONT.	CONTINUOUS	PTD.	PAINTED
DIA.	DIAMETER	REQD.	REQUIRED
E.J.	EXPANSION JOINT	SECT.	SECTION
ELEV.	ELEVATION	SF.	SQUARE FEET
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
EXIST.	EXISTING	SUSP.	SUSPENDED
F.F.E.	FINISHED FLOOR ELEVATION	T.O.F.	TOP OF FOOTING
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.M.	TOP OF MASONRY
FTG.	FOOTING	T.O.R.	TOP OF ROOF
GCT.	GLAZED CERAMIC TILE	T.O.S.	TOP OF STEEL
G.W.B.	GYPSUM WALL BOARD	TYP.	TYPICAL
H.M.	HOLLOW METAL	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	V.E.T.	VINYL ENHANCED TILE
INT.	INTERIOR	WA.	WAINSCOT
		W.P.	WALL COVERING

STANDARD DRAWING SYMBOLS

BUILDING SECTION	
WALL SECTION	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
WALL TAG	
DOOR TAG	
WINDOW TAG	

GENERAL CODE COMPLIANCE

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2015 NFPA 101 - LIFE SAFETY CODE
2011 NFPA 70 - NATIONAL ELECTRIC CODE
WV STATE FIRE CODE - ADOPTED JULY 1, 2014

THRASHER INFORMATION

PROJECT NUMBER: 060-0746
PROJECT ARCHITECT: MATTHEW BREAKKEY, (304) 624-4108

<input checked="" type="checkbox"/>	ISSUED FOR AGENCY REVIEW	DATE: 10/29/16	BY:
<input type="checkbox"/>	ISSUED FOR PERMITS	DATE: _____	BY: _____
<input type="checkbox"/>	ISSUED FOR BIDDING	DATE: _____	BY: _____
<input type="checkbox"/>	ISSUED FOR CONSTRUCTION	DATE: _____	BY: _____



JOSHUA Z. LYONS, ARCHITECT WV #4791

PHONE
(304) 624-4108

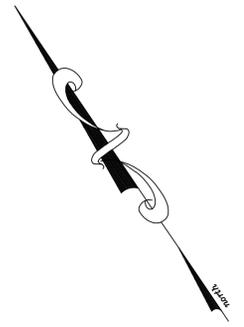
THRASHER

FAX
(304) 624-7831

600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330

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 © 2016 THE THRASHER GROUP, INC.

USER: 10/26/2016 2:22:47 PM
 C:\Users\jlyons\Documents\Drawings\Architecture\1 - Schematic Design\Revit Models\20161019 - Seneca Village_SD.rvt
 C:\Users\jlyons\Documents\Drawings\Architecture\1 - Schematic Design\Revit Models\20161019 - Seneca Village_SD.rvt



FEMA ZONE AE 100 yr FLOOD EL = 813'

19 BEECHURST AVE

EXISTING PARKING LOT

EXISTING BUILDING

EXISTING BUILDING

EX BUILDING = 14,333 SF

MORGANTOWN PRT

CAPERTON TRAIL

295' TO MONONGAHELA RIVER



PLOT DATE/TIME: 10/20/16 10:42 AM USER: AWR
 LAYOUT TAB: DETAILS PISON DEVELOPMENT-SENECA VILLAGE PISON DEVELOPMENT-Drawings/Architect - Seneca Village_S01.dwg
 CAD FILE: J:\TDC\151\Thrasher\15621-SENECA VILLAGE PISON DEVELOPMENT\Drawings\Architect - Seneca Village_S01.dwg
 COPYRIGHT © 2016 THE THRASHER GROUP INC.

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 © 2016 THE THRASHER GROUP INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

SCALE:	DRAWN: Author	DATE: DATE
CHECKED: Checker	DATE: DATE	
APPROVED: Approver	DATE: DATE	
SURVEY BY:	SURVEY DATE: 06/29/2016	
FIELD BOOK No.:		

THRASHER

THE THRASHER GROUP INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330
 PHONE: (304) 624-4106 FAX: (304) 624-7831

PHASE No.	
CONTRACT No.	
PROJECT No.	

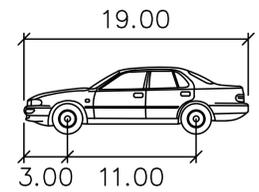
EXISTING SITE CONDITIONS
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/24/2016
 SCHEMATIC DESIGN

SHEET No.
C2.00

EXISTING PARKING LOT

8th STREET

EXISTING BUILDING



PM

Width : 7.00 feet
 Track : 6.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.6

EXISTING BUILDING

MORGANTOWN PRT



Author

PLOT DATE/TIME: 10/20/2016 10:42 AM

USER:

CAD FILE: \\ITC\FS1\Thrasher\600-0746-SENECA VILLAGE PRISON DEVELOPMENT\Drawings\AutoCAD\1 - Schematics\Design\Site\1016-0116 - Seneca Village_S01.dwg

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 © 2016 THE THRASHER GROUP INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

SCALE: Author DATE: DATE
 CHECKED: Checker DATE: DATE
 APPROVED: Approver DATE: DATE
 SURVEY BY: DATE: DATE
 FIELD BOOK No.:

THRASHER
 THE THRASHER GROUP INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26300
 PHONE: (304) 624-4108
 FAX: (304) 624-7831

PHASE No.
 CONTRACT No.
 PROJECT No.
 100-0746

PROPOSED SITE TRAFFIC TURNAROUND
 PRISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/24/2016
 SCHEMATIC DESIGN

SHEET No.

C3.01

FEMA ZONE AE 100 yr FLOOD EL = 813'

19 BEECHURST AVE

8th STREET

EXISTING PARKING LOT

GRASS LAWN AREAS

EXISTING BUILDING

EXISTING BUILDING

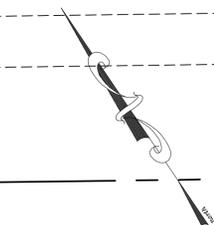
MORGANTOWN PRT

PROPOSED LANDSCAPE BEDS TO RECEIVE 2-3" OF SHREDDED HARDWOOD MULCH

CAPERTON TRAIL

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer griseum / Paperbark Maple	B & B	2"Cal	1
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	Buxus x 'Green Mountain' / Boxwood	15"-18" B&B		21
	Buxus x 'Green Velvet' / Boxwood	15"-18" B&B		31
	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	7 gal		19
	Ita virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 gal		25
	Rosa x 'Radtko' / Double Knock Out Rose	3 gal		13
	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	7 gal		30
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	Athyrium filix-femina / Common Lady Fern	1 gal		32
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal		37
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 gal		19
GROUND COVER	TYPE	SIZE		QTY
	Grass Lawn	SF		2,900
	Shredded Hardwood Mulch	CY		30



LAYOUT TAB: DETAILS
 PLOT DATE/TIME: 10/20/2016 10:42 AM
 USER: ATTC:\S1\Thrasher\002\Seneca Village\Development\Drawings\Submittal - Schematic Design\Sheet Model\01019 - Seneca Village_S01.rvt
 AUTHOR:

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 © 2016 THE THRASHER GROUP INC.

NO.	BY	DATE	DESCRIPTION

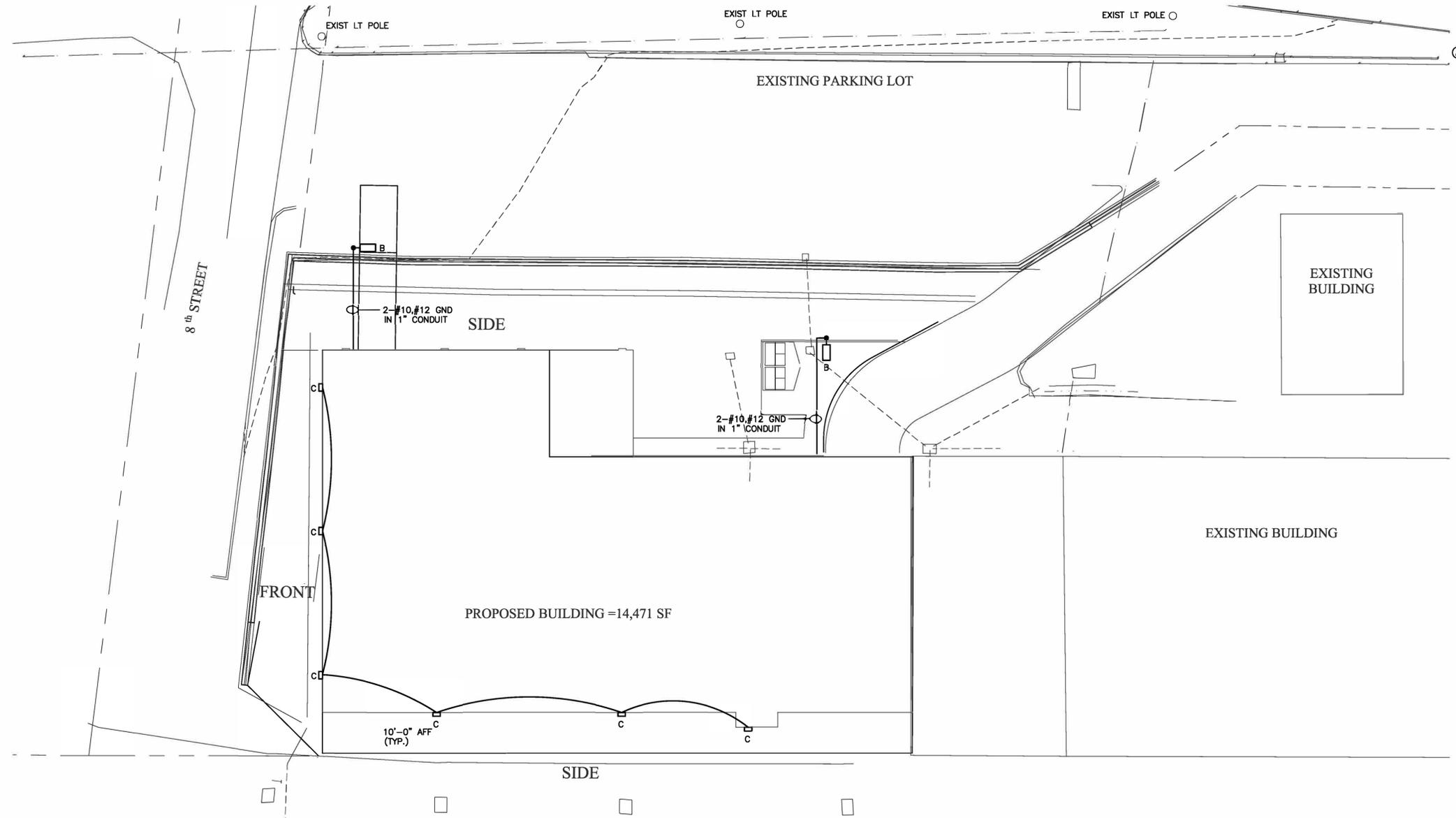
PRELIMINARY

SCALE:	DRAWN: Author	DATE: DATE
CHECKED: Checker	DATE: DATE	
APPROVED: Approver	DATE: DATE	
SURVEY DATE: 06/29/2016		
SURVEY BY:		
FIELD BOOK No.:		

(743) (304) 624-4108
(743) (304) 624-7831

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

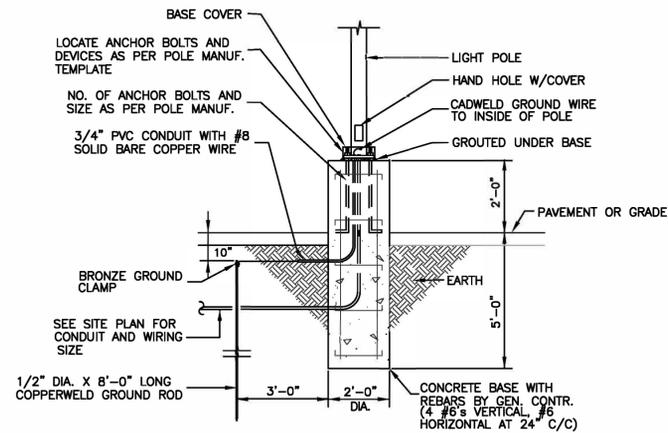
PHASE No.	LANDSCAPE PLAN	SHEET No.
CONTRACT No.	PISON DEVELOPMENT - SENECA VILLAGE	C4.00
PROJECT No.	MORGANTOWN, WV	
	10/24/2016	
	SCHEMATIC DESIGN	



PLAN NOTES:
 (A) CONTROL THROUGH BUILDING MOUNTED PHOTOCELL.

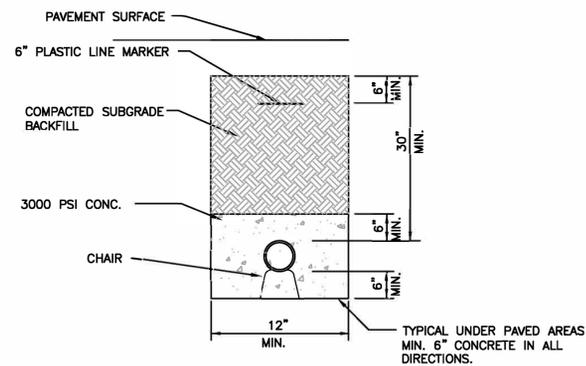
SITE LIGHTING PLAN

SCALE: 1/16"=1'-0"



POLE BASE DETAIL

NO SCALE



TRENCH DETAIL

NO SCALE

LIGHTING FIXTURE SCHEDULE						
MARK	LAMP/TYPE	MOUNTING	MANUFACTURER	GENEB	DESCRIPTION	NOTES
B	LED	POLE	LITHONIA	DSXWPMLED20C100040K	LED AREA LIGHT SQUARE ARM MOUNT MVOLT DRIVER COLOR BY ARCHITECT	277V 12' STRAIGHT SQUARE POLE
C	LED	WALL	LITHONIA	WSTMLED2A40K	TRAPAZOID WALL LIGHT MVOLT DRIVER COLOR BY ARCHITECT	277V 12' STRAIGHT SQUARE POLE

GENERAL NOTES PERTAINING TO ALL FIXTURES:

1. VERIFY VOLTAGE TO OPERATE FIXTURES WITH ELECTRICAL DRAWINGS.
2. LIGHTING FIXTURES SHALL COME COMPLETE WITH NECESSARY MOUNTING HARDWARE.
3. ANY REQUEST FOR SUBSTITUTION TO THE LIGHTING FIXTURE SCHEDULE SHALL BE OF EQUAL OR HIGHER QUALITY AS DETERMINED BY ENGINEER. ANY PERSON REQUESTING TO SUBSTITUTE FIXTURES MUST SUBMIT IN BOUND FORM A COLLECTION OF MANUFACTURERS CUT SHEETS TO BE REVIEWED BY ENGINEER A MINIMUM OF (FOURTEEN) 14 DAYS PRIOR TO BID. ACCEPTED SUBSTITUTIONS WILL BE REFLECTED IN AN ADDENDUM.



LAYOUT TAB: _____
 CAD FILE: _____
 PLOT DATE/TIME: _____
 USER: _____
 P:\Mc\James_McGee\20161111 - Seneca Village_S01.dwg

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 © 2016 THE THRASHER GROUP INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

SCALE: _____
 DRAWN: STAFF DATE: 10/24/16
 CHECKED: JEH DATE: 10/24/16
 APPROVED: JEH DATE: 10/24/16
 SURVEY DATE: _____
 SURVEY BY: _____
 FIELD BOOK NO.: _____

THRASHER

THE THRASHER GROUP INC.
 500 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330
 PHONE: (304) 624-4108 FAX: (304) 624-7831

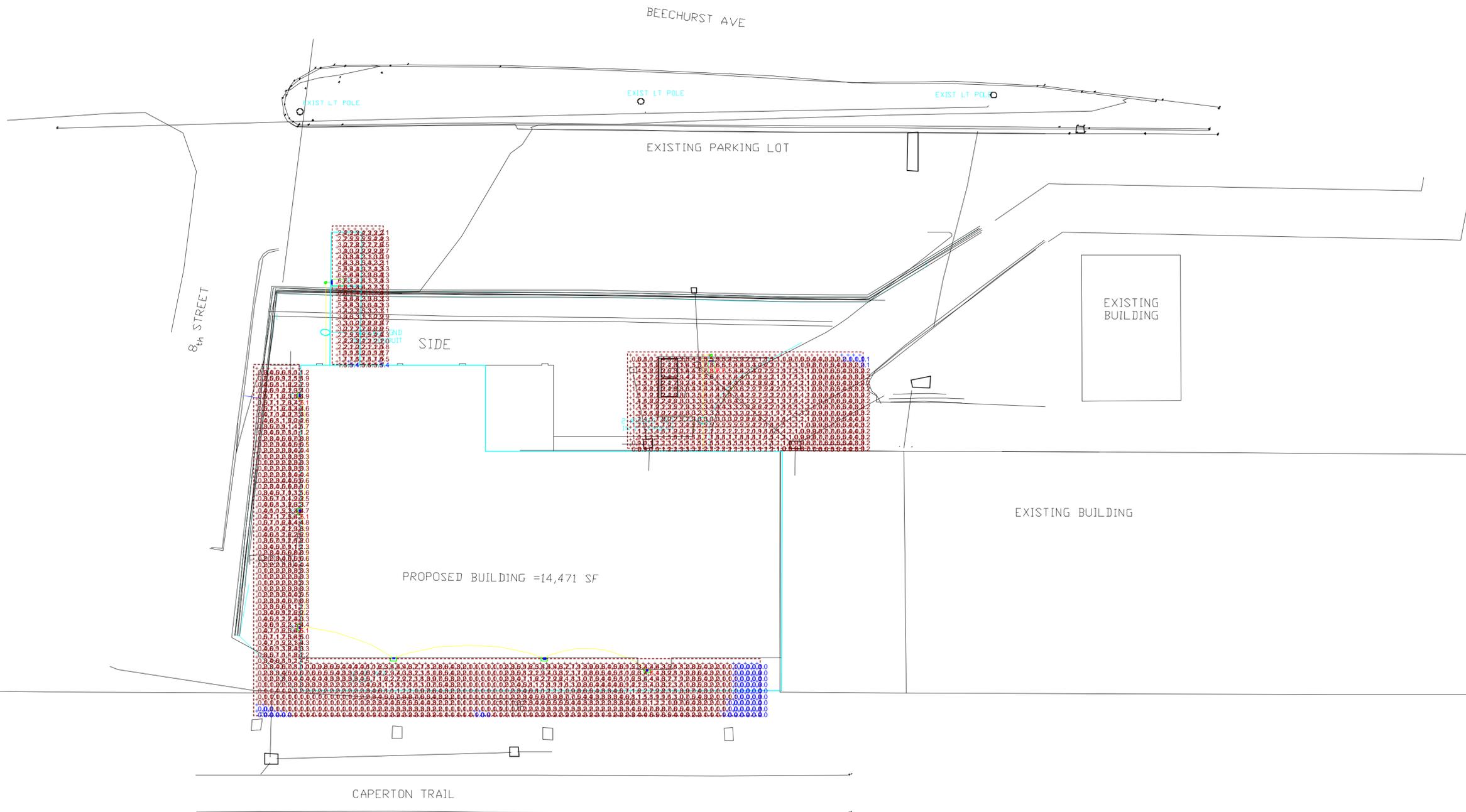
PHASE No.	
CONTRACT No.	
PROJ 665-0746	

SITE LIGHTING PLAN
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/28/2016
 SCHEMATIC DESIGN

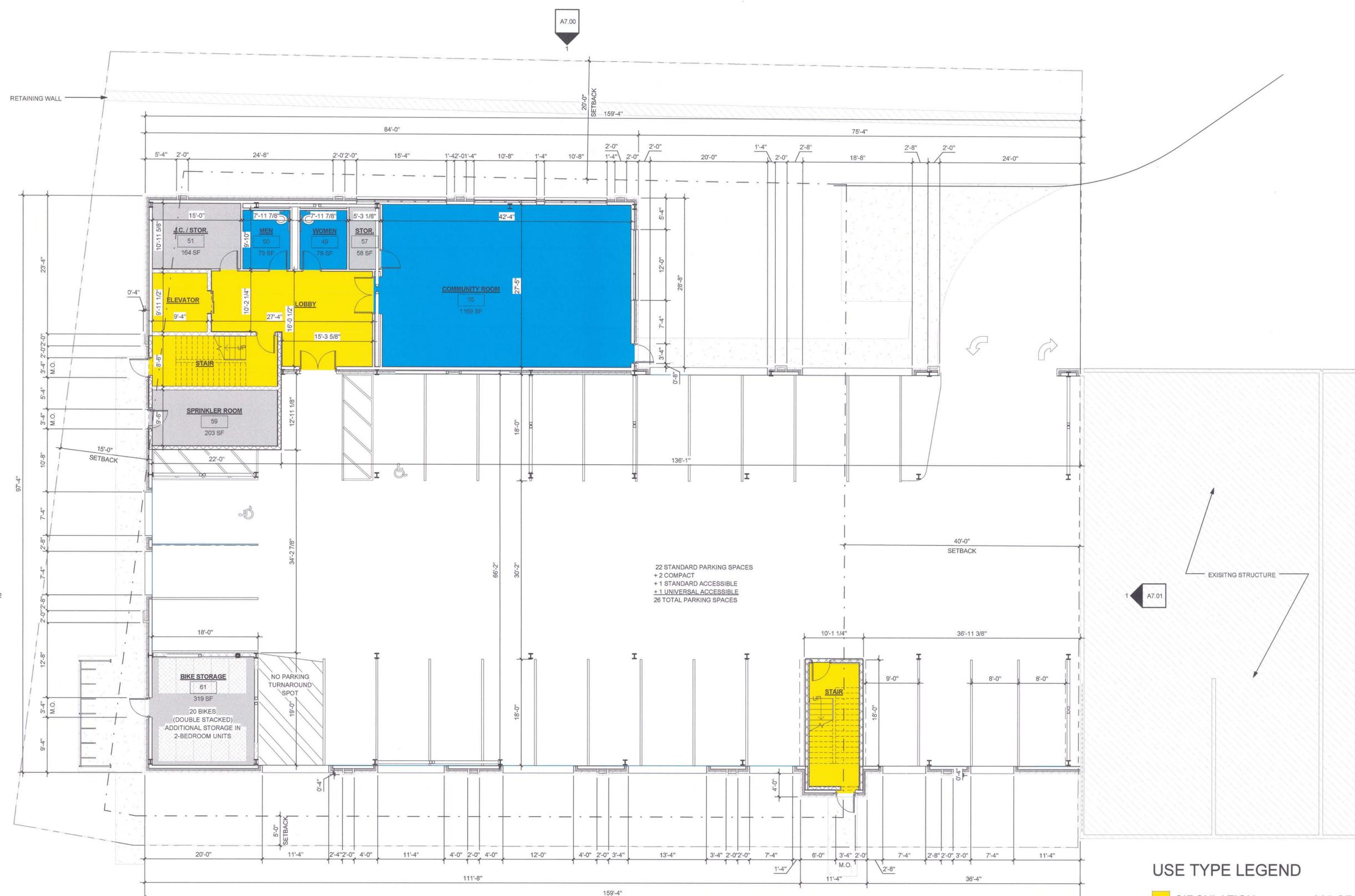
SHEET No.
4.01

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSXWPM LED 20C 1000 40K T4M MVOLT	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, @ 4000K, @ 1000mA.	LED	1	DSXWPM_LED_20C_1000_40K_T4M_MVOLT.ies	7420	1	73.2
	B	6	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	WSTM_LED_2A_40K_120_DIFS.ies	1277	1	16.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.9 fc	6.7 fc	0.1 fc	67.0:1	19.0:1
Calc Zone #3	+	3.1 fc	6.8 fc	1.4 fc	4.9:1	2.2:1
Calc Zone #4	+	0.8 fc	5.1 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 30'



1 GROUND FLOOR PLAN
 1/8" = 1'-0" 13,403 SF

USE TYPE LEGEND

	CIRCULATION	833 SF
	COMMUNITY	1,319 SF
	UTILITY/STORAGE	745 SF

LAYOUT TAB: FLOOR PLANS
 PLOT DATE/TIME: 10/28/2016 1:05:36 PM
 USER: Author
 CAD FILE: Y:\2016\THRASHER\PISON DEVELOPMENT\Seneca Village\PISON Development\Architectural\1 - Schematic Design\PISON Model\20161018 - Seneca Village.dwg

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 © 2016 THE THRASHER GROUP, INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

SCALE: 1/8" = 1'-0"	DATE: DATE
DRAWN: Author	DATE: DATE
CHECKED: Checker	DATE: DATE
APPROVED: Approver	DATE: DATE
SURVEY DATE: 08/29/2016	
SURVEY BY:	
FIELD BOOK No.:	

THRASHER
 THE THRASHER GROUP, INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330
 PHONE: (304) 624-4108
 FAX: (304) 624-7831

STATE OF WEST VIRGINIA
 REGISTERED ARCHITECT
 JOSHUA Z. LYONS
 No. 4791
 CONTRACT No.
 PROJECT No.
 060-0746

FLOOR PLANS
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/28/2016
 SCHEMATIC DESIGN

SHEET No.
A6.00

LAYOUT TAB: FLOOR PLANS
 PLOT DATE/TIME: 10/28/2016 5:05:30 PM
 USER: W:\Projects\160606-046-SENECA VILLAGE FROM DEVELOPMENT\Drawings\Architectural\1 - Schematic Design\Rev\A6.01\160606-046-SENECA VILLAGE - SD.rvt
 AUTHOR: JZ

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 © 2016 THE THRASHER GROUP, INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

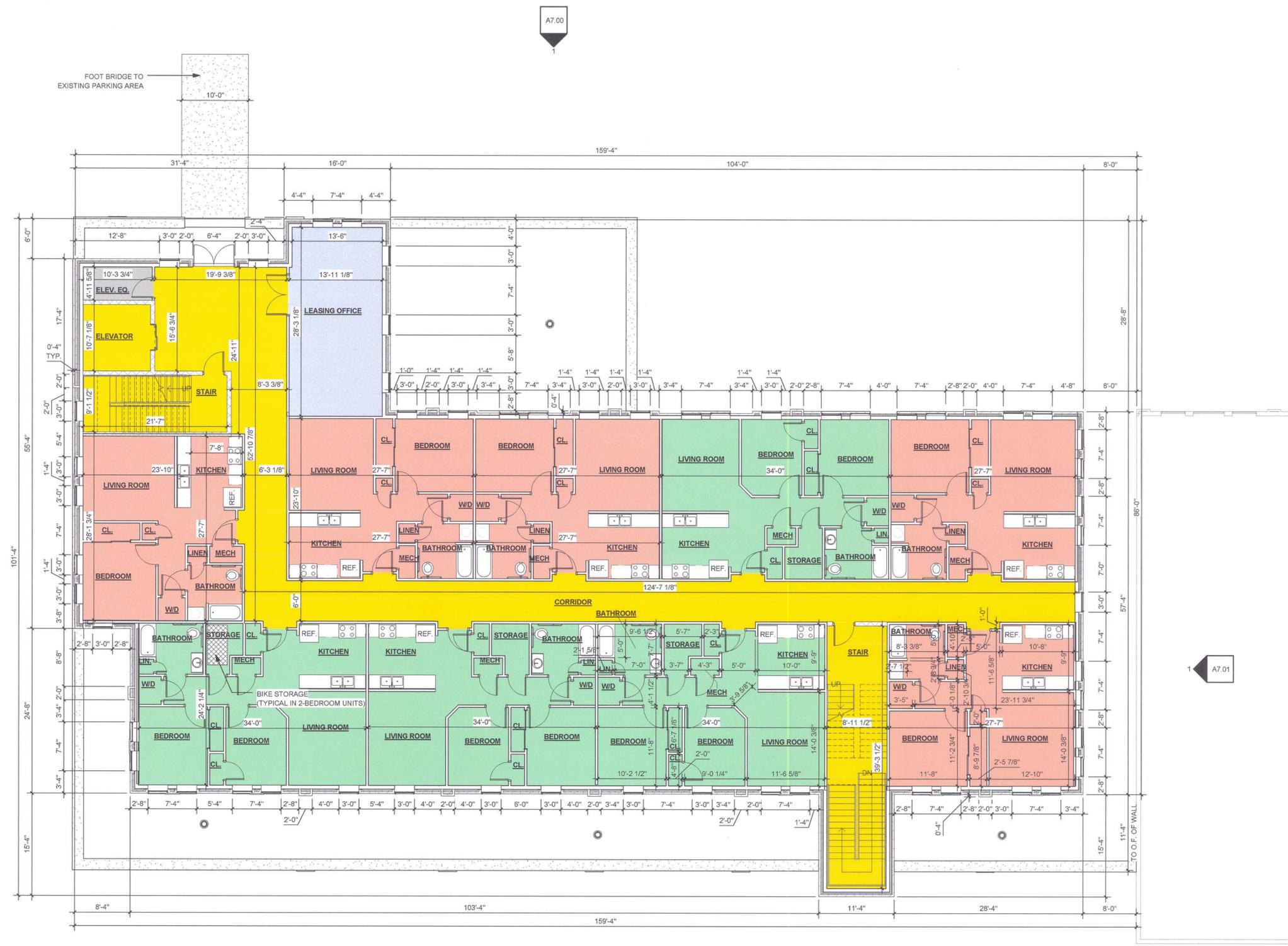
SCALE: 1/8" = 1'-0"
 DRAWN: Author DATE: 10/26/16
 CHECKED: Checker DATE: 10/26/16
 APPROVED: Approver DATE: 10/26/16
 SURVEY DATE: 08/29/2016
 SURVEY BY:
 FIELD BOOK No.:

PHONE: (304) 624-4108
THRASHER
 THE THRASHER GROUP, INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330
 FAX: (304) 624-7631

PHASE No.
 CONTRACT No.
 PROJECT No.
 060-0746

FLOOR PLANS
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/28/2016
 SCHEMATIC DESIGN

SHEET No.
A6.01



A7.01 2

A7.01

1 FIRST FLOOR PLAN
 A6.01 1/8" = 1'-0" 9,814 SF



USE TYPE LEGEND

- 1 BEDROOM UNIT 3395 SF
- 2 BEDROOM UNIT 3352 SF
- BUSINESS 391 SF
- CIRCULATION 1951 SF
- UTILITY/STORAGE 51 SF



1 SECOND FLOOR PLAN
 1/8" = 1'-0" 9,078 SF



USE TYPE LEGEND

■	1 BEDROOM UNIT	3395 SF
■	2 BEDROOM UNIT	3352 SF
■	CIRCULATION	1730 SF



LAYOUT TAB: FLOOR PLANS PLOT DATE/TIME: 10/28/2016 10:35:57M USER: Author
 CADD FILE: \\T031317\share\66-0146-SENECA VILLAGE PHASE DEVELOPMENT\Drawings\Submittal\1 - Schematic Design\Rev\1\A6.02\20161019 - Seneca Village_RD.rvt
 COPYRIGHT © 2016 THE THRASHER GROUP INC.

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 © 2016 THE THRASHER GROUP INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

SCALE: 1/8" = 1'-0"	DATE: 10/08/16
DRAWN: Author	DATE: 10/08/16
CHECKED: Checker	DATE: 10/08/16
APPROVED: Approver	DATE: 10/08/16
SURVEY DATE: 08/29/2016	
SURVEY BY:	
FIELD BOOK No.:	

THRASHER

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

PHONE: (204) 624-4108 FAX: (204) 624-7831

PHASE No.	
CONTRACT No.	
PROJECT No.	
080-0746	

FLOOR PLANS
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/28/2016
 SCHEMATIC DESIGN

SHEET No.
A6.02



1 NORTH ELEVATION
A7.00 1/8" = 1'-0"



2 SOUTH ELEVATION
A7.00 1/8" = 1'-0"

LAYOUT TAB: ELEVATIONS
 PLOT DATE/TIME: 10/20/16 10:44 PM
 USER: A7.00
 CAD FILE: \\TC21\Thrasher\600-0746-SENECA VILLAGE PISON DEVELOPMENT\Drawings\Architectural\1 - Schematic Design\RevA Model\01010101.dwg - Seneca Village - BD.rvt
 AUTHOR:

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 © 2016 THE THRASHER GROUP INC.

NO.	BY	DATE	DESCRIPTION

PRELIMINARY

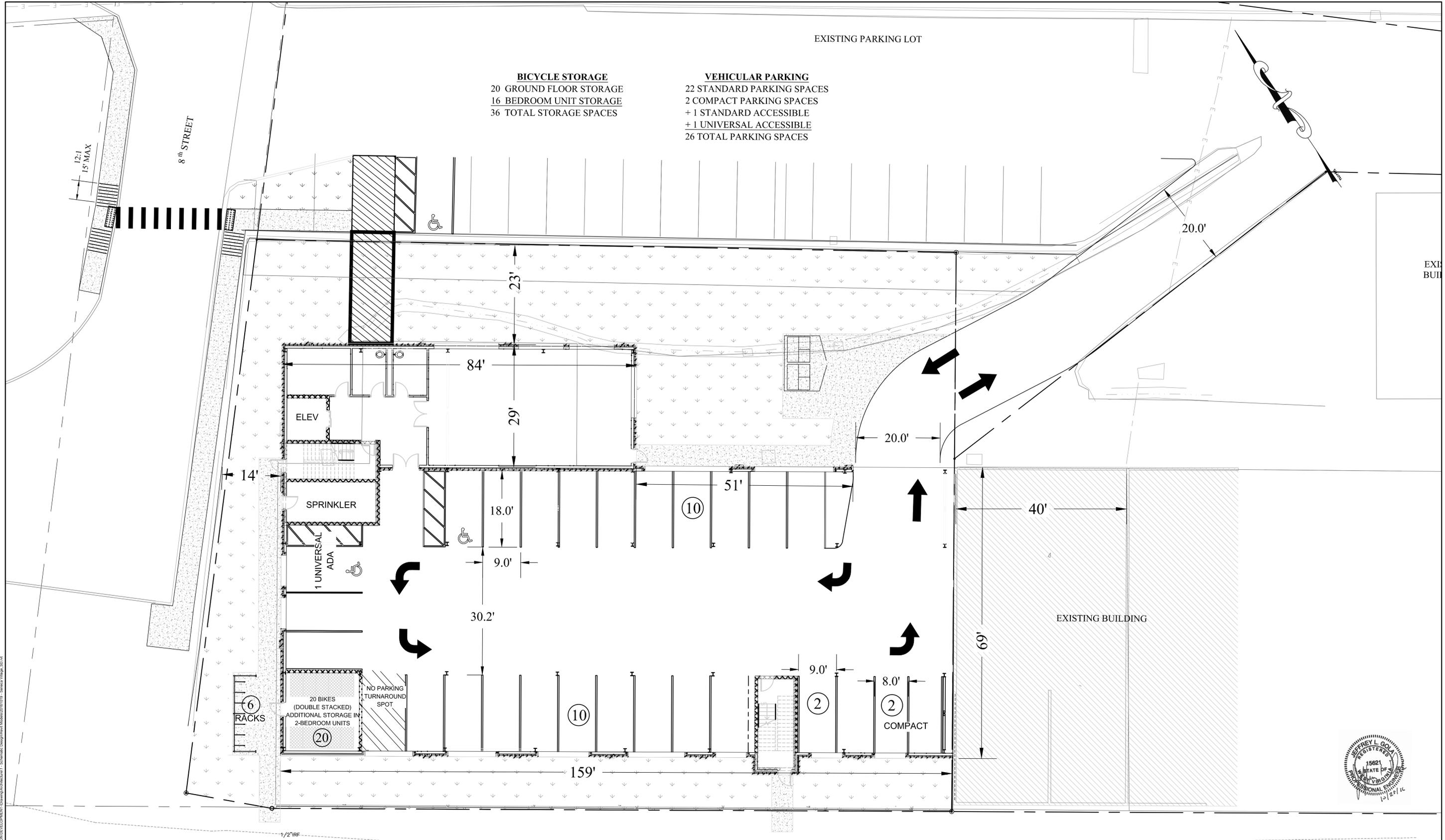
SCALE: 1/8" = 1'-0"	DATE: DATE
DRAWN: Author	DATE: DATE
CHECKED: Checker	DATE: DATE
APPROVED: Approver	DATE: DATE
SURVEY DATE: 06/29/2016	
SURVEY BY:	
FIELD BOOK No.:	

THRASHER
 THE THRASHER GROUP INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330
 PHONE: (304) 624-4106 (FAX): (304) 624-7831

STATE OF WEST VIRGINIA
 REGISTERED ARCHITECT
 JOSHUA Z. LYONS
 No. 4791
 10/19/2016

ELEVATIONS
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/28/2016
 SCHEMATIC DESIGN

SHEET No.
A7.00



PLOT DATE/TIME: 10/20/2016 10:42 AM USER: [redacted]
 LAYOUT TAB: DETAILS
 CAD FILE: J:\TDC\310\Thrasher\600-2746-SENECA VILLAGE PRISON DEVELOPMENT\Drawings\Sheet\01010 - Seneca Village_S01.dwg
 AUTHOR: [redacted]
 DATE: 10/24/2016
 SCALE: 1/8" = 1'-0"
 PROJECT: PISON DEVELOPMENT - SENECA VILLAGE
 SHEET: C8.00



NO.	BY	DATE	DESCRIPTION

PRELIMINARY

SCALE: Author DATE: DATE
 CHECKED: Checker DATE: DATE
 APPROVED: Approver DATE: DATE
 SURVEY DATE: 06/29/2016
 SURVEY BY:
 FIELD BOOK No.:

THRASHER

THE THRASHER GROUP INC.
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26300
 PHONE: (304) 624-4108 FAX: (304) 624-7831

PHASE No.	
CONTRACT No.	
PROJECT No.	

PARKING LAYOUT PLAN
 PISON DEVELOPMENT - SENECA VILLAGE
 MORGANTOWN, WV
 10/24/2016
 SCHEMATIC DESIGN

SHEET No.
C8.00