



# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
(304) 284-7431 TDD (304) 284-7512  
FAX (304) 284-7534 www.morgantown.com

August 2, 2010

**RE: V10-20 & V10-21 / Byron-Culton / 1268 Fairlawn  
Tax Map # 7, Parcel #165**

Dear Property Owner:

The City's Planning & Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

**Megan Byron and Dean Culton** have submitted two (2) **variance** petitions for property located at **1268 Fairlawn Avenue**. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals (BZA)** will consider these requests at a public hearing on:

**Wednesday, August 18, 2010 at 6:30 PM**  
**City Council Chambers, City Hall, 389 Spruce Street**

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## Project Description:

At its July 21, 2010 hearing, the BZA tabled petition V10-20, directed the petitioner to submit a survey and as-built site plan prepared by the surveyor licensed in the State of West Virginia, and requested the City to issue a stop-work order. A stop-work order was accordingly issued and a survey and as-built site plan submitted to the Planning Department as required.

The survey and as-built site plan shows that the rear setback for the garage addition is 22.2' from the rear property line, which requires a 2.8' variance under Case V10-20. The survey and as-built site plan also shows that the side setback for the garage addition is 13.2' from the property line along Mulberry Street, which requires a 1.8' variance under Case V10-21. Finally, the survey and as-built site plan shows that the side setback for the closet addition is 14.4' from the side property line and that the lot coverage is 28.3%, both of which comply with related standards and do not require variance approval.

At its August 18, 2010 hearing, the BZA will consider Case V10-20, which relates to a rear setback variance, under "Old Business"; and, Case V10-21, which relates to a side setback variance, under "New Business".

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Should you have any questions concerning these petitions or require special accommodations to attend the hearing noted above, please call the Planning Department at 304-284-7431 or email to [lmardis@cityofmorgantown.org](mailto:lmardis@cityofmorgantown.org). Written comments may be submitted to this email address or by mail to the Planning Department address noted above.

The agenda for this hearing and related Staff Reports will be posted on the City's website, [www.morgantown.com](http://www.morgantown.com), approximately one week before the hearing.

Respectfully,

Christopher M. Fletcher, AICP  
Planning Director

