



# MORGANTOWN PLANNING COMMISSION

June 11, 2009  
6:30 PM  
City Council Chambers

**President:**

Marti Shamberger, 5<sup>th</sup> Ward

**Vice-President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

Barbara Ferrell, 3<sup>rd</sup> Ward

Kathryn Greever, 4<sup>th</sup> Ward

Carol Pyles, 7<sup>th</sup> Ward

Ken Martis, Admin.

Jennifer Selin, City Councilor

## **STAFF REPORT**

**CASE NO:** MNS09-10 / Terra, LLC / Mason Street

**REQUEST and LOCATION:**

Request by Terra, LLC for minor subdivision approval for property located on Mason Street.

**TAX MAP NUMBER (s) and ZONING DESCRIPTION:**

Tax Map #20, Parcels #364, 365, 366; R-2, Two-Family Residential District

**SURROUNDING ZONING:**

R-2, Two-Family Residential District

**BACKGROUND and ANALYSIS:**

For the purpose of developing realty on Mason Street, the applicant seeks to subdivide ten (10) feet from parcels #365 and #366 and add same to parcel #364. The proposed subdivision will also straighten the property line between parcel #366 and 365 thereby correcting the non-conformity.

The new and remnant parcels exceed the R-2 District minimum lot area standard of 5,000 sq. ft. and minimum lot frontage standard of 70 feet. No encroachments will be created by the proposed subdivision. Addendum A of this report illustrates the location of the subject site and the proposed subdivision.

**STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

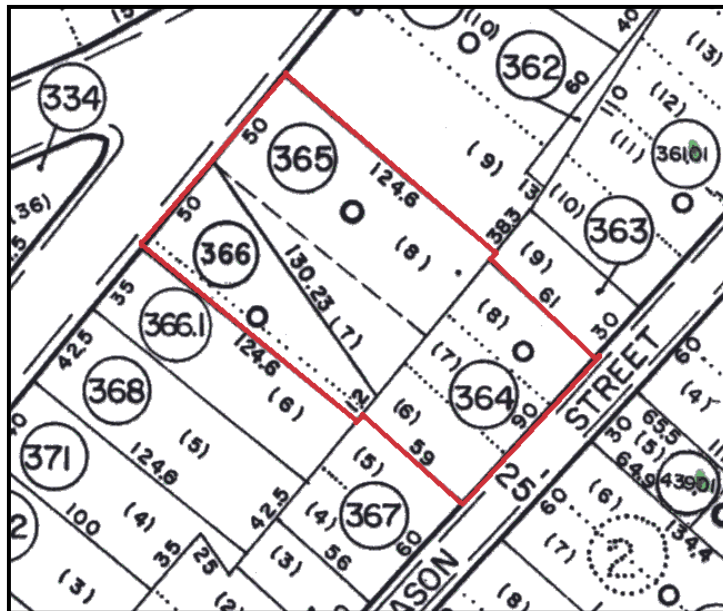
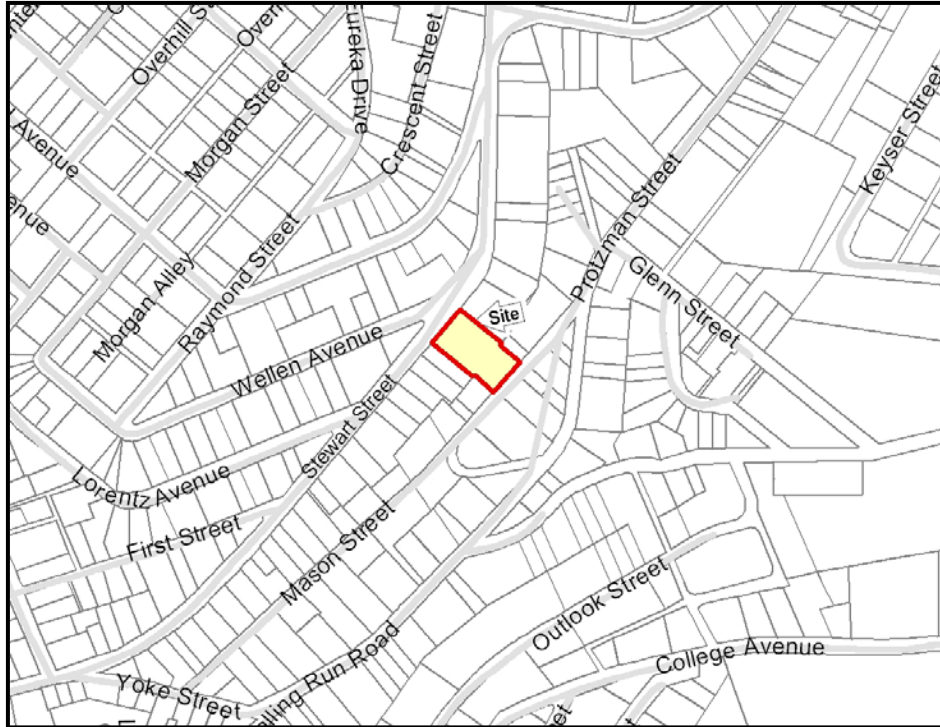
1. That the applicant submit three (3) paper copies, signed and sealed by a surveyor licensed in the State of West Virginia, of the final plat for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure(s): Application; Preliminary survey

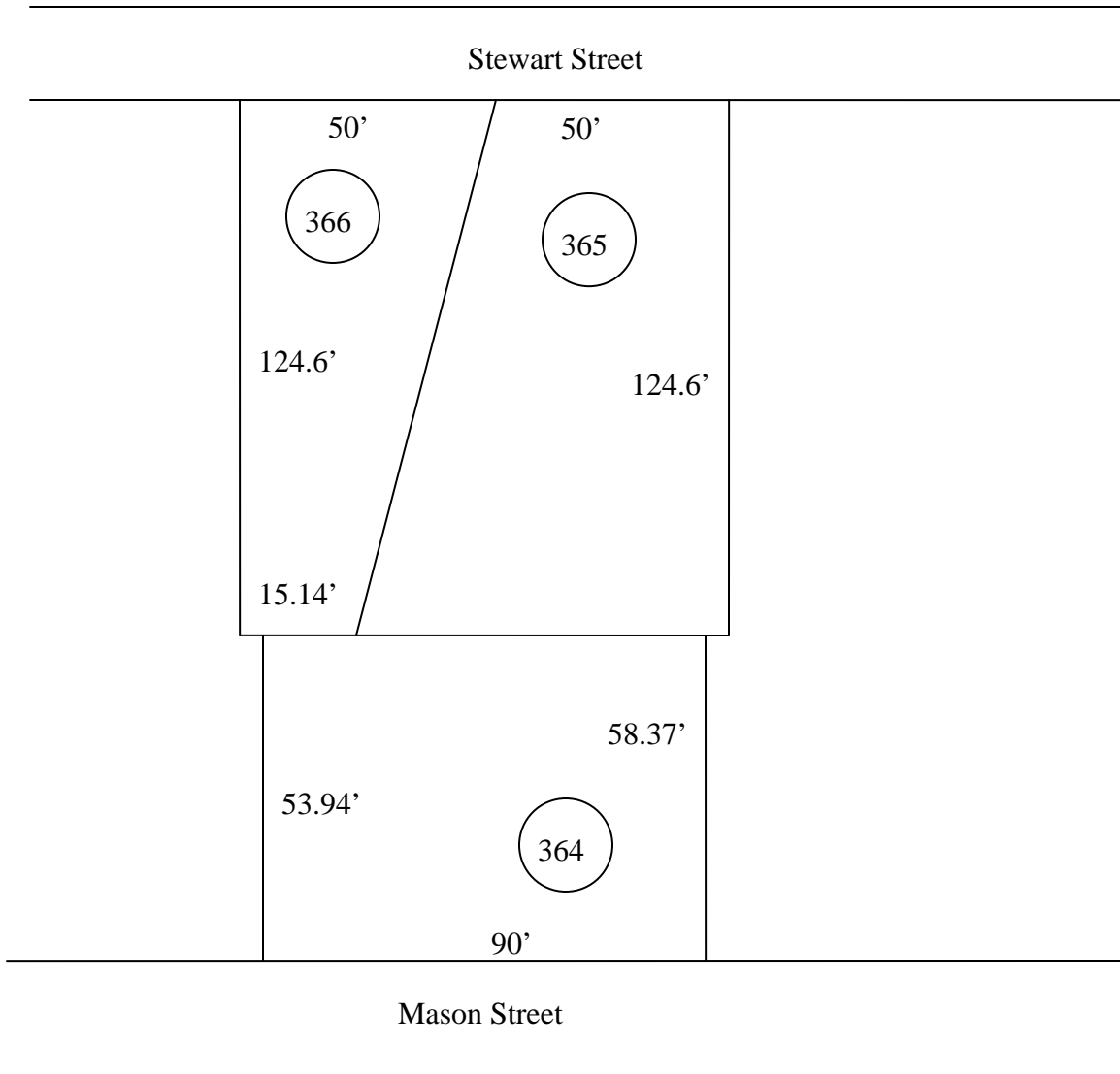
**Planning Department**

Christopher Fletcher, AICP  
Planning Director  
389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

**STAFF REPORT ADDENDUM A**  
**MNS09-10 / Terra, LLC / Mason Street**



**Terra, LLC / Mason Street – Existing**  
**NOT TO SCALE**



# Terra, LLC / Mason Street – Proposed

## NOT TO SCALE

