



Charleston Board of Zoning Appeals

AGENDA

8:30 a.m., Thursday, May 28, 2020

Join via internet at: <https://zoom.us/j/95190601922>
Or call: 312-626-6799 or 929-436-2866 or 346 248 7799
Webinar ID: 951 9060 1922

I. Items for Review

VAR-20-2979

Application of Woda Cooper Development, Inc. requesting a variance of the density, setback, and parking requirements in order to complete an adaptive reuse project in a vacant warehouse building on the property located at **606 Morris Street**.

CUP-20-0202 & VAR-20-2980

Application of Jarrett Construction Services requesting a conditional use permit in order to establish an off-premise sign and a variance of the conditions required for off-premise signs on the property located at the intersection of **Parkway Road & Bible Center Drive**.

II. Approval of minutes for the April 23, 2020 hearing.



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

Until further notice, BZA hearings will be accessible via Zoom.

Case Description

VAR-20-2979—Application of Woda Cooper Development, Inc. requesting a variance of the density, setback, and parking requirements in order to complete an adaptive reuse project in a vacant warehouse building on the property located at **606 Morris Street**.

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.
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Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to lori.brannon@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting via Zoom using the details listed above. You must provide your name and the phone number or e-mail address you'll be using to join the hearing to lori.brannon@cityofcharleston.org by 5 pm on Tuesday, May 26, 2020.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

 Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Woda Cooper Development, Inc.	Address: 606 Morris Street
Address: 500 S. Front Street, 10th Fl., Columbus, OH 43215	Tax Map and Parcel: Tax Map #18, Parcel 11-18025900010000
Phone: 614-935-5466 (mbl)	Zoning District: C-10 General Commercial District
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant) Four-S Development, LLC (successor by merger with Greenbrooke Associates, LLC formerly known as Morris Square Associates, LLC)

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

1. a site plan drawn to scale;
2. a list of the owners, with their mailing addresses, of the properties within a 100 foot radius of the property for which the variance is being sought; and
3. \$125.00 filing fee in the form of cash, personal check or money order made payable to the City of Charleston.

You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions.

THE PLANNING DEPARTMENT WILL NOT ACCEPT INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.** C-10 has a density limit of 1000 sq ft of land per unit. It also has a side yard set-back abutting a commercail use of 10'. C-10 also has an off-street onsite parking requirement of 2 -1.

Applicable Section(s) of the Zoning Ordinance 12-020, 12-030, 23-020-05, and 23-060-01.1

Please describe the proposed work to be done on the property. The applicant proposes to acquire the building and perform an histrical adaptive reuse of the building to include 39 units. Woda Cooper Development has completed several historic rehabs, including the recent completion of the Boury Lofts in Wheeling.

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if **ALL** of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected? Positive impacts to the public will be experienced by making a significant improvement to the Charmco Building. Once complete the Charmco Building will not only be a source of the highest quality of affordable housing, it will also be contributing to the revitalization of the neighborhood. Adjacent property owners and the City of Charleston will see an increase in both property and sales tax revenue. The area will benefit from the historic renovation of an historic building thus removing blight and breathing new life into the building.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions which may satisfy this criterion. In comparison with other properties in the vicinity and under the same zoning regulations, what is unusual or different about the subject property? The area is experiencing a significant revitalization. The Charmco Building is across Morris Street from the Appalachian Power Baseball Park, a beautiful marquee and city destination. Buildings to the north and south of the Ball Park have undergone similar renovations all contributing to the overall massive improvement of the neighborhood. The historic renovation of the Charmco Building will be a continuance of this. The historic significance of this landmark has been mostly forgotten. We strongly believe that once complete, The Charmco will be an attraction that will spur even more development in the neighborhood.

3.) **An unnecessary hardship is neither personal nor financial in nature.** In this application, an unnecessary hardship is a problem created by some feature of the land which prevents the owner from making reasonable use of the property as permitted by the Zoning Ordinance. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Without a variance, are you deprived of all beneficial use of your land? Yes. To make the project financially feasible we need to get 39 units on .8842 acres. The current allowable density only provides for 38. Also, the existing building has a zero lot-line on the northeast side, zoning requires a minimum side yard set-back of 10'. Also, the code requires 2-1 parking. However, our experience with urban settings such as this a 1-1 ratio is more than adequate as many residents will not be car dependent. Due to the limited greenspace onsite parking is not feasible for 39 spaces. We would need zoning to allow 20 of those spaces to be located off-site.

Is your situation due to unique circumstances that are not shared by other land in the district? Yes.
It is unique because we can redevelop the site with increased density while performing an historic adaptive reuse of the building.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No. It will improve the surrounding neighborhood and provide a quality affordable housing source.

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed? The historic renovation and adaptive reuse of the Charmco Building to 39 units of residential use will conform with the C-10 zoning designation with minor variances to the code. It will provide new life into an aging vacant building and by doing so remove safety concerns of public health and fire hazards. It will promote social and economic stability to a community experiencing that now, Charmco will be a continuance of that. The building is in general conformance with the code, however, some slight adjustments need to be granted to make the project financially feasible. The renewed life of the building will promote a healthy and safe environment for the public and nearby land uses.

Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community? Our request only asks for considerations vital to the project moving forward.

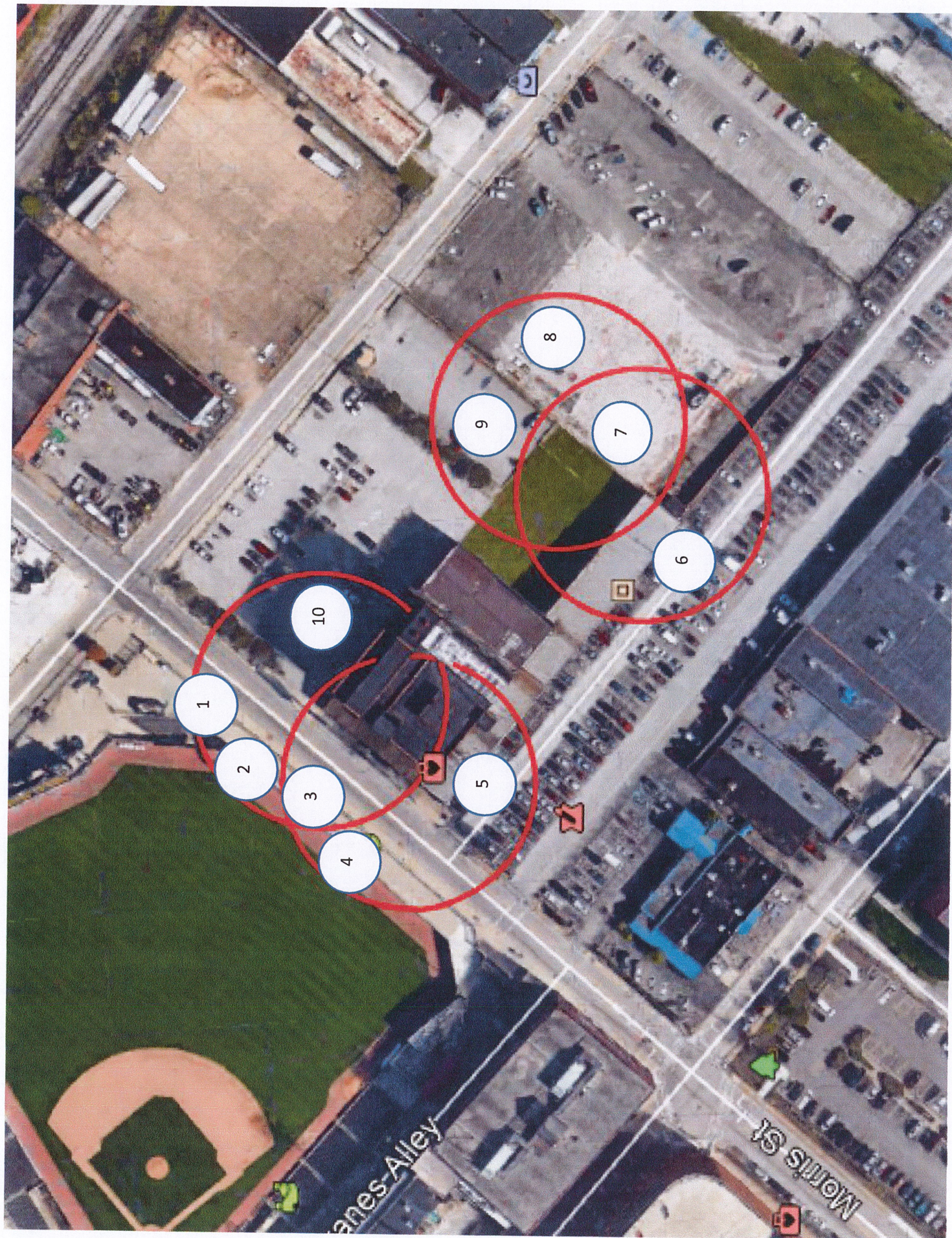
I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

Date

4-13-2020

Planning Department Use Only	
The following is a list of related cases:	
The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:	
Application reviewed by:	
Action: ☐ Approved ☐ Rejected	
If approved, were there any specific conditions or limitations imposed by the BZA?	
Planning Official Signature and Title	
Date	





PRELIMINARY
NOT FOR
CONSTRUCTION

CHARMCO BUILDING

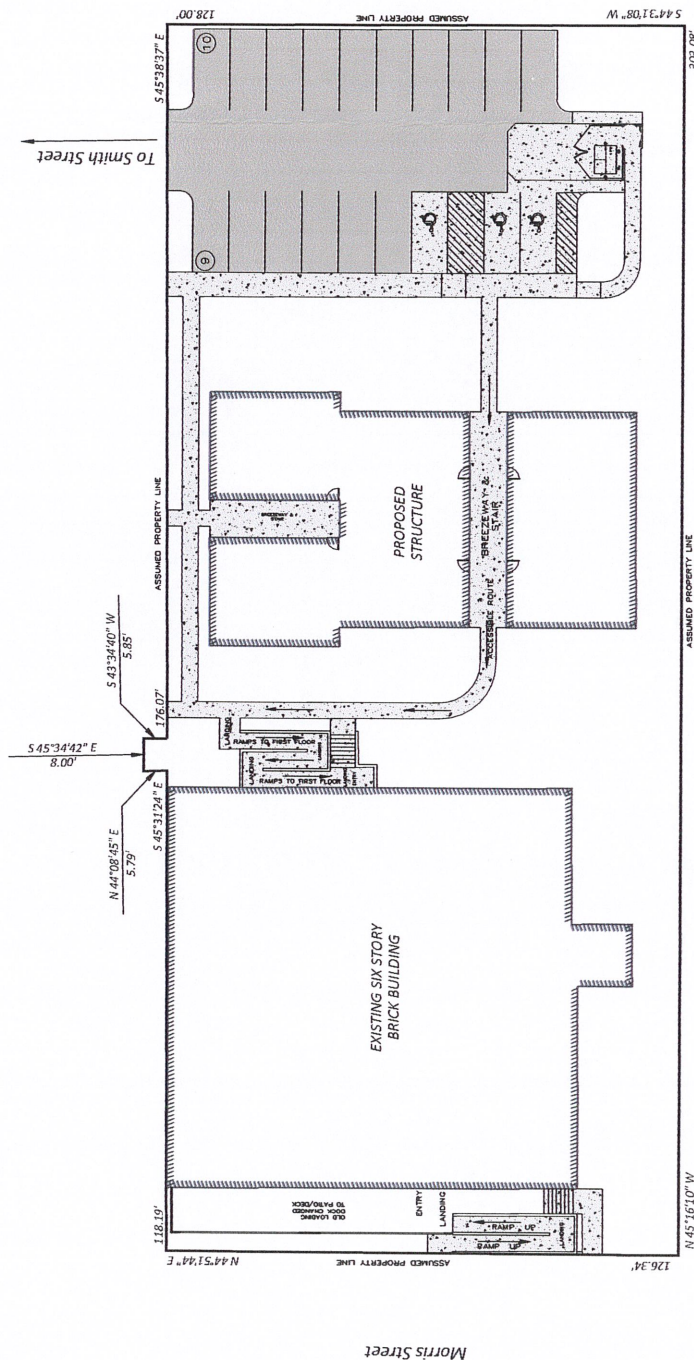
NEAR SMITH STREET & MORRIS STREET
CITY OF CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA

CLIENT: CHARMCO BUILDING
PROJECT NUMBER:
DATE: April 13, 2020
DRAWN BY: DO
CHECKED BY: CG
RE-ISSUE DATE:
DRAWN BY:
CHECKED BY:

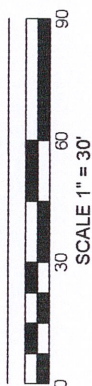
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Site Plan

C100



Plan View



Zoning Information

Property is currently zoned C-10	40 Feet
Minimum Lot Frontage	4000 S.F.
Minimum Lot Size	7' x 100'
Front Setback Line	0'
Sid Setback Line	0'
Rear Setback Line	0'
Dwelling units proposed	39
New Building Height (Max)	120'
Parking Provided	39 Stalls (1 per dwelling unit)
Off-street Parking (Min.)	10 Stalls on site
Min. Lot Area Required	39,000 s.f.
Lot Area Provided	39,515 s.f.*

Charmco Building

May 27, 2020

To: Dan Vriendt, Director of Planning, City of Charleston

From: Matt Ballard, President/CEO and Susie Salisbury, VP, Charleston Area Alliance

Re: VAR #20-2979 606 Morris Street

The Charleston Area Alliance is in support of VAR #20-2979 for the redevelopment of 606 Morris Street. The Alliance has recently undertaken a new strategic planning process and one of the major goals is to assist in the redevelopment of multifamily housing in Charleston's downtown district. 606 Morris Street is a prime location for the 39 planned units of housing. The developer is planning on using two incentives, Historic Tax Credits and Low Income Housing Tax Credits, both of which have been used extensively across the United States in adaptive reuse of historic properties.

The Charleston Area Alliance is an economic and community development organization working toward creating a more prosperous Kanawha Valley.

Thank you,
Susie Salisbury
304-340-4253



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

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Case Description

CUP-20-0202 & VAR-20-2980—Application of Jarrett Construction Services requesting a conditional use permit in order to establish an off-premise sign and a variance of the conditions required for off-premise signs on the property located at the intersection of **Parkway Road & Bible Center Drive**.

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Board of **Zoning Appeals**

Application for Conditional Use Permit

CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: WV IL-AL Investors, LLC	Address: 500 Peyton Way Charleston, WV 25309
Address: 34 Broad Street, Suite 200 Charleston, SC 29401	Tax Map and Parcel: 6E 16 (Charleston-South Annex)
Phone: (843) 793-2551	Zoning District: C-12
Agent Name, Address and Phone Number: (if other than applicant) Greg Fox -TERRADON Corporation 405 Jacobson Drive Poca, WV 25159 (304) 755-8291	Property Owner and Mailing Address: (if other than applicant)

IMPORTANT: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a site plan drawn to scale; 2) a list of the owners, with their mailing addresses, of the properties within a 250 foot radius of the property for which the variance is being sought; 3) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information. _____ The construction of a directional monument sign off-site. The sign shall be approximately 43 s.f. _____

Applicable Section(s) of the Zoning Ordinance Sec 24-100

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? A variance will have to be granted to allow an offsite sign in a C-12 zoning district.

Please describe any proposed work to be done on the property. To construct a directional monument sign to direct traffic to the Harmony at Southridge Center.

If your request for a conditional use permit is granted, how will others in the area be affected? The project is to erect a sign for Harmony at Southridge. The impact to neighboring properties will be minimal. The sign will not add visibility restrictions for driving as the area is already a screened area using vegetation.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? No.

Other properties in the area a zoned the same. Neighboring properties are zoned to have signs and the proposed sign is located in an area that will not impede on the visibility of any future or existing signs.

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? _____
Yes, this will promote the growth and business in the area. This will be done without negative impact to neighboring properties and without creating any additional visibility issues entering or leaving the site.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

Date

Planning Department Use Only	
The following is a list of related cases:	
The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:	
Application reviewed by:	
Action: ☐ Approved ☐ Rejected	
If approved, were there any specific conditions or limitations imposed by the BZA?	
Planning Official Signature and Title	Date

Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: WV IL-AL Investors, LLC	Address: 500 Peyton Way Charleston, WV 25309
Address: 34 Broad Street, Suite 200 Charleston, SC 29401	Tax Map and Parcel: 6E 16 (Charleston-South Annex
Phone: (843) 793-2551	Zoning District: C-12
Agent Name, Address and Phone Number: (if other than applicant) Greg Fox - TERRADON Corporation 405 Jacobson Drive Poca, WV 25159 304-755-8291	Property Owner and Mailing Address: (if other than applicant)

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

1. a site plan drawn to scale;
2. a list of the owners, with their mailing addresses, of the properties within a 100 foot radius of the property for which the variance is being sought; and
3. \$125.00 filing fee in the form of cash, personal check or money order made payable to the City of Charleston.

You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions.

THE PLANNING DEPARTMENT WILL NOT ACCEPT INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.** To construct on off-site directional monument sign in a C-12 zoning district.

Applicable Section(s) of the Zoning Ordinance Sec 24-100

Please describe the proposed work to be done on the property. Construction of a monument sign at the entrance of bible center drive and parkway drive.

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if **ALL** of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected? The sign will assist in direction to the assisted living facility. This will better public knowledge.
It does not impede on neighboring property signs visibility or negatively impact the traffic flow.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions which may satisfy this criterion. In comparison with other properties in the vicinity and under the same zoning regulations, what is unusual or different about the subject property? The site is located away from the entrance off of Parkway drive. The site is not visible from the drive creating a condition where site signs are not visible from the road.

3.) **An unnecessary hardship is neither personal nor financial in nature.** In this application, an unnecessary hardship is a problem created by some feature of the land which prevents the owner from making reasonable use of the property as permitted by the Zoning Ordinance. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Without a variance, are you deprived of all beneficial use of your land? Yes, without the variance a sign directing to the site as intended by the ordinance will not be visible.

Is your situation due to unique circumstances that are not shared by other land in the district? Yes. Most Land in the district is visible from the access road.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No. Other properties benefit from site signs and the addition of this sign will not negatively

impact that.

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed?
Yes

Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community? Yes

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

Date

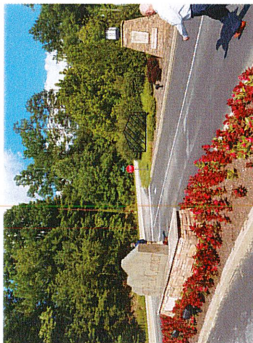
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Planning Official Signature and Title	
Date	



BIBLE CENTER DRIVE, LOOKING TOWARDS PARKWAY ROAD - PROPOSED HARMONY AT SOUTHRIDGE ILLUMINATED DIRECTIONAL MONUMENTAL SIGN



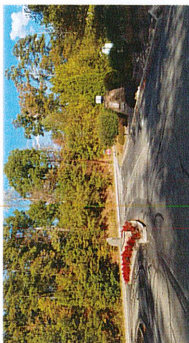
BIBLE CENTER DRIVE, LOOKING TOWARDS PARKWAY ROAD - EAST BIBLE CENTER CHURCH ILLUMINATED MONUMENTAL SIGN



BIBLE CENTER DRIVE, LOOKING TOWARDS PARKWAY ROAD - EAST BIBLE CENTER CHURCH ILLUMINATED MONUMENTAL SIGN



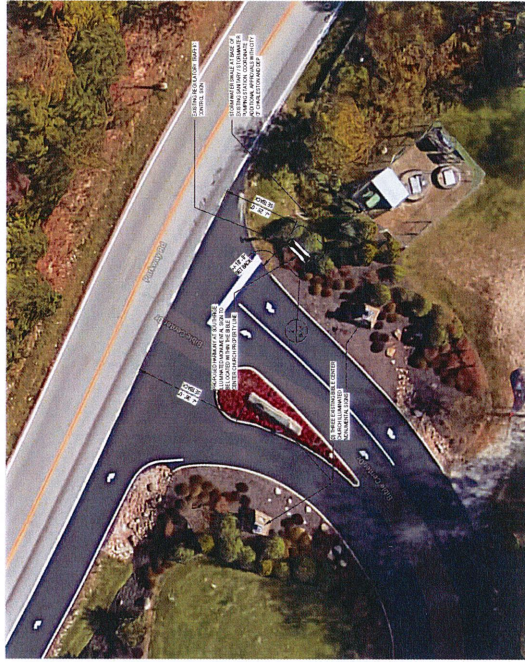
BIBLE CENTER DRIVE, LOOKING TOWARDS PARKWAY ROAD - EAST PUMP STATION, BEYOND



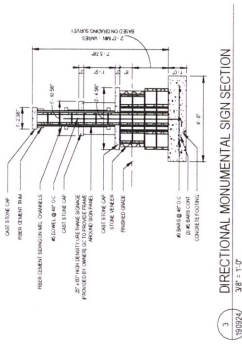
BIBLE CENTER DRIVE, LOOKING TOWARDS PARKWAY ROAD - EAST PUMP STATION, BEYOND



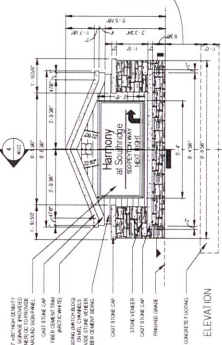
DIRECTIONAL MONUMENTAL SIGN MATERIALS & COLORS
1:1/2" = 1'-0"



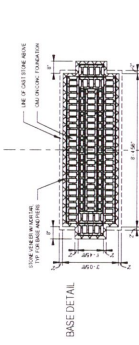
ARCHITECTURAL SITE PLAN - DIRECTIONAL MONUMENTAL SIGN
1/8" = 1'-0"



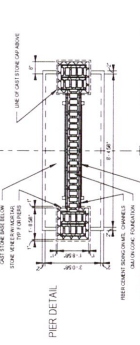
DIRECTIONAL MONUMENTAL SIGN SECTION
3/8" = 1'-0"



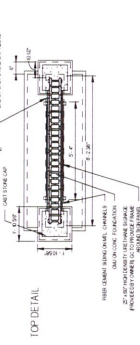
DIRECTIONAL MONUMENTAL SIGN ELEVATION
3/8" = 1'-0"



DIRECTIONAL MONUMENTAL SIGN BASE DETAIL
3/8" = 1'-0"

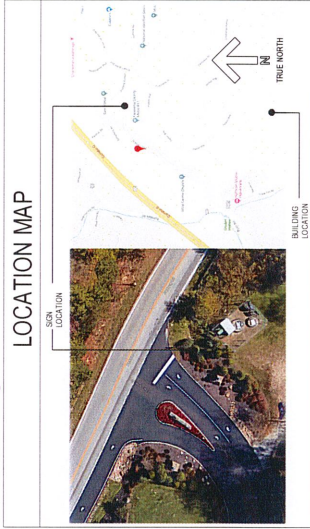


DIRECTIONAL MONUMENTAL SIGN POST DETAIL
3/8" = 1'-0"



DIRECTIONAL MONUMENTAL SIGN TOP DETAIL
3/8" = 1'-0"

DIRECTIONAL MONUMENTAL SIGN DETAILS
3/8" = 1'-0"



ARCHITECTURAL SITE PLAN - DIRECTIONAL MONUMENTAL SIGN
1/8" = 1'-0"

RESIDENTS OF YORKTOWNE

May 24, 2020

Charleston Board of Zoning Appeals
ATTN: Lori Brannon, Planner
915 Quarrier Street, Suite 1
Charleston, West Virginia 25301

RE: CUP-20-0202 & VAR-20-2980 (Application of Jarrett Construction Services)

Dear Ms. Brannon:

The Residents of Yorktowne Subdivision write to oppose Jarrett Construction's request for a conditional use permit to erect a large off-premises sign along Parkway Road next to the entrance of the Bible Center Church. The reasons for our opposition include the following: (1) permitting the construction of the proposed large sign will be transform the area's wooded aesthetic and may create advertising sprawl, (2) permitting the sign will set a precedent that will encourage additional permit requests in the Southridge area that will degrade the balanced commercial and residential use of the immediate area, and (3) permitting the sign will set a precedent that will have negative city-wide implications.

Jarrett Construction proposes to erect a permanent monument sign that is 43 square feet in size. A sign of this magnitude will at once transform the current peaceful wooded aesthetic of Parkway Road into an advertising billboard tract. Moreover, the sign will presumably be lighted and may cause an unnecessary distraction to drivers on an already busy and steep stretch of road frequented by tractor-trailers delivering products to stores and non-city residents coming to shop in the area. We oppose the sign, in part, because erection of the sign will destroy the beauty of surrounding wooded area, create advertising tracts, and will increase the risk of distracted driving.

Additionally, Yorktowne Residents are keenly aware that no off-premises signs exist in the Southridge area. Our area of the City represents a blend of both commercial and residential use, and a balance has existed between the two land uses for years. Both Yorktowne and Gettysburg have coexisted with businesses built up around them, in part, because all commercial signage in the area is confined to *on-premises* locations, preventing advertising and billboard sprawl and driver distraction. While permitting Jarrett Construction's one sign may not seem to be a big deal by itself, Yorktowne Residents recognize that many property tracts remain undeveloped in the area. We are concerned that granting Jarrett Construction's request will make it difficult for the City to subsequently refuse to grant similar permits either by new developers or current business owners, leaving residents in the area surrounded by a farm of signs belonging to businesses whose properties are not even within eyesight. Such an occurrence will degrade the commercial/residential balance in the area, lower residential property values, and drive families away from residing in our neighborhoods. Please do not allow this area of the City to be turned into an advertising strip.

Board of Zoning Appeals
May 24, 2020
Page 2

Finally, Yorktowne Residents recognize that off-premises signs are a relative rarity in the City of Charleston, as a whole. We believe that granting Jarrett Construction's request will establish additional precedent for off-premises signs in the City that will spur similar requests in other parts of Charleston. Yorktowne Residents also have an interest in limiting the wide-spread use of off-premises signage in the rest of the City, where we shop, eat, and worship. As discussed, off-premises signs contribute to right-of-way advertising clutter and driver distraction and should not be routinely approved under a comprehensive zoning system meant to preserve community characteristics and standards.

We strongly urge the Board of Zoning Appeals to not grant Jarrett Construction's request primarily due to the precedent the approval would establish in the Southridge area and the City as a whole.

Sincerely,

Residents of Yorktowne

Subject: sign for nursing home near Yorktowne subdivision

Date: Friday, May 22, 2020 at 3:02:16 PM Eastern Daylight Time

From: Ann Knebel

To: Brannon, Lori

This email originated from an outside source: Do not open attachments or links unless you know the content is safe.
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I am not in favor of changing the original size allowed for the sign. There is a lot of empty land; we don't know how that will be used in the future. There may be more businesses that start there, and once there is a precedent for gaining a variance for the size of the sign, it will be hard to limit it.

Subject: Proposed sign for Harmony

Date: Monday, May 25, 2020 at 10:18:55 PM Eastern Daylight Time

From: Deb Klimek

To: Brannon, Lori

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Dear Board of Zoning Appeals,

We moved to the previously serene Yorktowne neighborhood in 2003. Friendly neighbors with children abound. We overlooked acres of forest yet still live in close proximity to stores and restaurants. Our house now overlooks Jarrett Construction's 4-story nursing home complex on the Bible Center Church's property. The landscape has changed dramatically.

The city of Charleston does not typically allow off-premise signs. This long-standing standard was instituted because off premise signs clutter the landscape and ruin the natural aesthetics of the environment. Please don't alter the natural beauty of this area any further. There are still vacant lots not yet developed in the Southridge area and giving this business a sign zoning variance would set a bad precedence for other businesses in the future.

Deb Klimek and Mark Steinvurzel