



## **Charleston Board of Zoning Appeals**

### **AGENDA**

8:30 a.m., Thursday, October 26, 2023

City Service Center Conference Room · 915 Quarrier Street

#### **I. Items for Review**

##### **VAR-23-3031**

Application of Aaron Alexander on behalf of Thomas Health requesting a variance of the sign regulations on the property located at **333 Laidley Street**.

#### **II. Approval of minutes for the October 12, 2023 hearing.**



**Board of Zoning Appeals  
PUBLIC HEARING NOTICE**

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**Case Description**

**VAR-23-3031:** Application of Aaron Alexander on behalf of Thomas Health requesting a variance of the sign regulations on the property located at **333 Laidley 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](mailto:lori.brannon@cityofcharleston.org) or call 304-348-8105.

**Hearing Details**

WHEN: 8:30 a.m.  
Thursday, October 26, 2023

WHERE: City Service Center Conference Room  
915 Quarrier Street

**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](mailto: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.

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                                                    |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>Name:</b> Charleston Hospital Inc d/b/a Saint Francis Hospital                                                                | <b>Address:</b> Same                                                    |
| <b>Address:</b> 333 Laidley St<br>Charleston, WV 25301                                                                           | <b>Tax Map and Parcel:</b><br>District 11 - Map 9 - Parcel 10           |
| <b>Phone:</b> 304.347.6500                                                                                                       | <b>Zoning District:</b> CBD                                             |
| <b>Agent Name, Address and Phone Number:</b><br>(if other than applicant)<br>Aaron B. Alexander, General Counsel<br>304.766.3520 | <b>Property Owner and Mailing Address:</b><br>(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.** These requests can grouped into three items:

1. Replacement of five (5) existing monument signs surrounding the hospital campus (variance as to number and size of ground signs).
2. Replace and add building signage on Donnally St (variance on number of signs and total square footage)
3. Replace signage on Washington Street (variance on number of signs)

Applicable Section(s) of the Zoning Ordinance \_\_\_\_\_

Please describe the proposed work to be done on the property. Saint Francis Hospital is now affiliated with WVU Medicine and must update signage. There are currently 5 (five) ground monument signs surrounding the hospital; one at each corner and one at the main entrance on Laidley Street. Saint Francis seeks replacement of each monument sign with no change to size, but addition of backlighting to improve effectiveness of signage at night.

Additionally, Saint Francis seeks to remove, replace and/or add building signage on each of the bordering streets: Washington, Court, Donnally and Laidley. Proposed additional building signage on Laidley and Court Streets complies with City ordinance.

Washington - variance sought to replace existing signage which consists of two signs (one sign variance).

Donnally - variance sought to replace one sign on one building & add sign to second building (one sign and sq. ft variance).

**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?

Residents in the area will observe new, backlit monument sign in locations where same size signs currently exist. Directional arrows on monument signs will improve nighttime visibility. All other signage will be located on buildings. Most new/replacement signage will include white backlighting.

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? This is a superblock property with a single entity,  
Signage changes are required to accurately reflect hospital affiliation and operations.

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? No, but there would be loss of  
of directional signage for patients and vendors.

Is your situation due to unique circumstances that are not shared by other land in the district? \_\_\_\_\_  
The facility is an acute care hospital

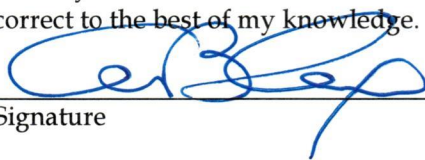
Would approval of your variance request alter the essential character of the surrounding neighborhood or community? We do not believe the requests alter the essential character and are primarily designed as replacement.

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 requested changes ensure effective communication of the nature of the facility, its ownership and operation and provides improved directional assistance for patients and vendors coming to the hospital.

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? As most of the requests are replacement signage with minimal impact to the surrounding community, we believe they achieve this goal.

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.

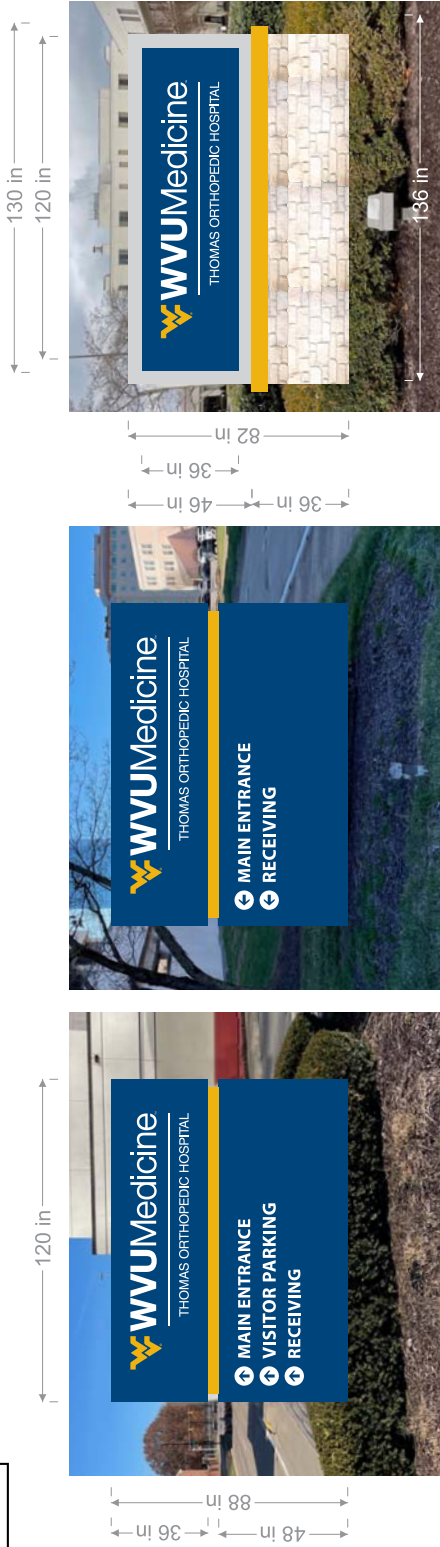
  
Signature

9/14/2023  
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: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected                                                                |  |
| If approved, were there any specific conditions or limitations imposed by the BZA?                                                         |  |
| Planning Official Signature and Title                                                                                                      |  |
| Date                                                                                                                                       |  |

Drawing #31258d

bl



Illuminated Cabinet w/ Push Through Metal Face

**Thomas Health-Saint Francis** - Internally illuminated all welded aluminum construction sign cabinet.

Illumination is long life, Low Voltage LED with low voltage transformers. Face is constructed of aluminum with holes for letters routed through. Acrylic letters will be cut to fit and installed in routed holes. All exterior parts of this product at rustproof and are designed for exterior applications in all weather conditions.

- Face Color: ☒ 295 ☐ White  
Graphics/Acrylic Color: ☒ 124 ☐ White  
LED Color: ☐ White ☒ 124  
Cabinet Color: ☐ 295  
Letter Height: WV=11.66in W=9.8in T=3.48in Directional=4.48in

Total Square Ft. 73.33 sq. ft

**PARIS SIGNS**

Tel. (800) 863-0107  
www.parissigns.com

(304) 522-7503

Fax: (304) 522-7505

**Power Control**  
Includes On/Off switch, Voltage Amperage Tag and optional Photo Electric Eye

**Electronic Power Supply**  
12 volt, mounted in the top of the sign

**Illumination**  
Long life, low voltage LED

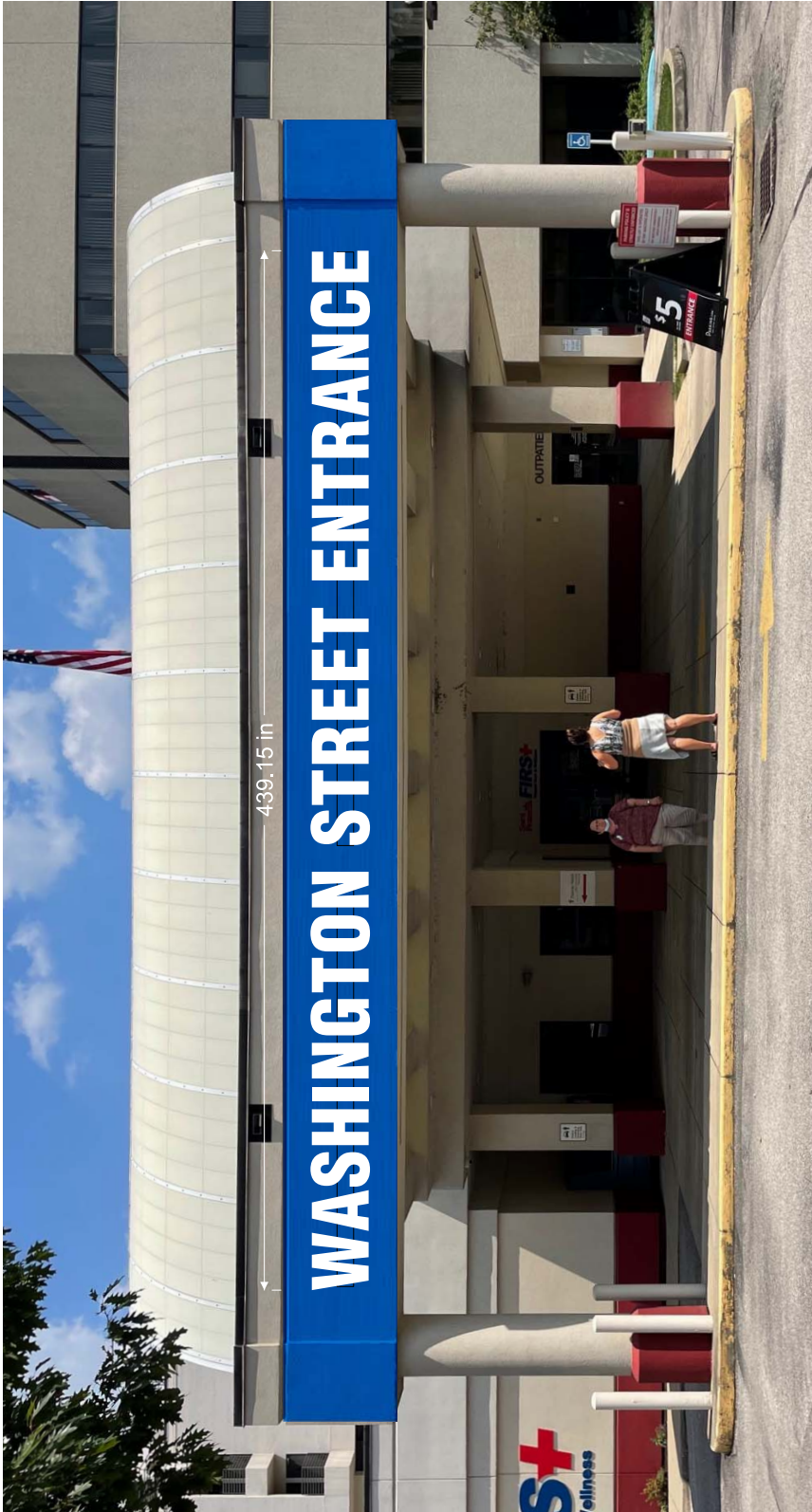
**Acrylic "Pushed through" letters**  
Letters are cut with shelf on back to keep the letter in position  
Letters color can be applied to the front or the back of the letters

**Cabinet Construction**  
All aluminum welded frame and skin with stainless steel fasteners  
Skin is acid etched and painted with acrylic polyurethane finish

Face and Retainer one piece

Client Approval:  \_\_\_\_\_ / \_\_\_\_\_ Customer Signature / Date, Required Prior to Production.

Please review artwork carefully, any changes made after signing may result in additional charges. All Artwork created by Paris Signs is property of Paris Signs until sign or artwork is purchased by customer.



Face Lit Letters on Raceway

**Thomas Health-St Francis** - Internally Illuminated Letters/Logo mounted to a aluminum electrical raceway to simplify installation and contain all electrical components. Illumination is provided with safe, long life and low voltage LEDs. Translucent impact resistant acrylic faces to shine bright at night. All parts of this product are rustproof and are designed for exterior applications in all weather conditions.

- Face Color: ☐ White  
Trim Cap Color: ☐ White  
LED Color: ☐ White  
Return Color: ☐ White  
Letter Height: W=24in  
Raceway Color: ☒ bdb

Raceway Height: 7 Inches

Total Square Ft. 73.2 sq. ft



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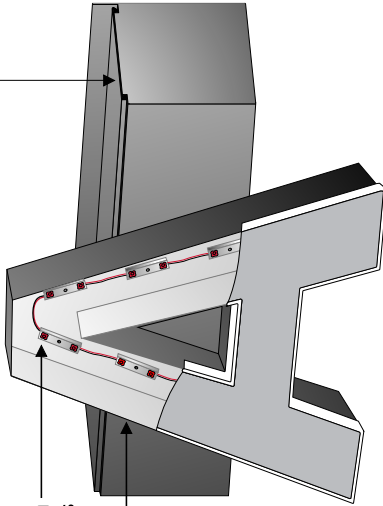
**Wire Raceway Mount**  
Aluminum enclosure for electrical components and wire connections under a hinged watertight lid. Connects all letters together to simplify installation. Includes On/Off switch, Voltage Amperage Tag and optional Photo Electric Eye

**Illumination**

Bright, durable and long lasting LEDs

**Letter**

Translucent Acrylic Face with Plastic Trimcap for attaching to sealed all aluminum letter with stainless steel fasteners





HaloLit Letters and Logos

**Thomas Health-Orthopedics-Charleston** - Aluminum Welded Construction letters with LED internal illumination. Power for each letter will be provided by a low voltage transformer mounted inside building providing power to each letter through a penetration in the wall. Letters have a Lexan® back that allows light to exit and cast a Halo of light on the wall behind the letters. All parts of this product at rustproof and are designed for exterior applications in all weather conditions.

- Letter Color: ■ 295
- LED Color: ■ Blue

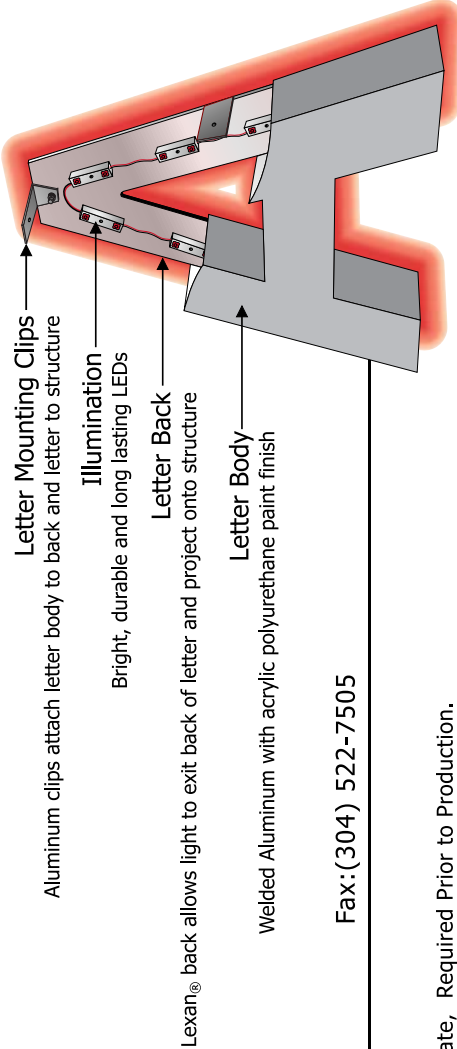
Total Square Ft. 342.3 sq. ft



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Acrylic Letters and Logos

**Thomas Health** - Solid CNC Cut Acrylic Letters or Logos CNC cut from solid acrylic sheet. Aluminum threaded studs are epoxy glued into holes routed into backs for mounting.

Letter Height: W=22.5" T=8.38"

- Letter Face Color: 295
- Letter Return Color: 295
- 124
- 124

Total Square Ft. 76.66 sq. ft



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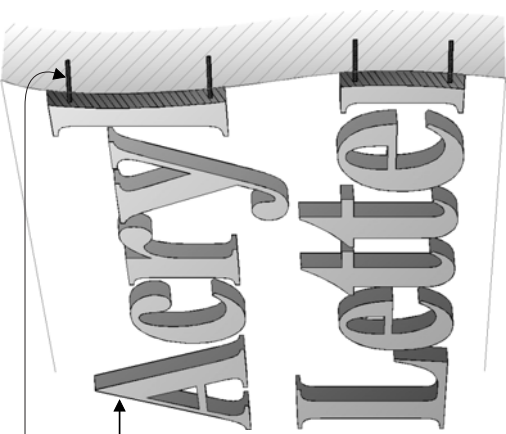
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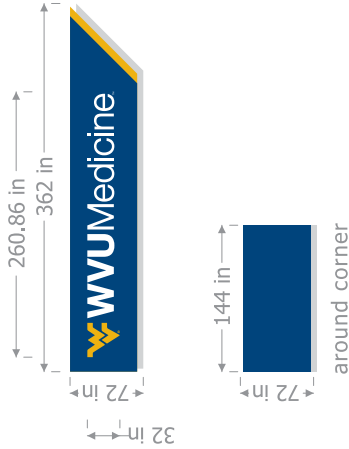
Client Approval:  \_\_\_\_\_ / \_\_\_\_\_ Customer Signature / Date, Required Prior to Production.

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Threaded Aluminum Studs  
Glued in back of letter for mounting

Acrylic Letter  
CNC cut acrylic letter

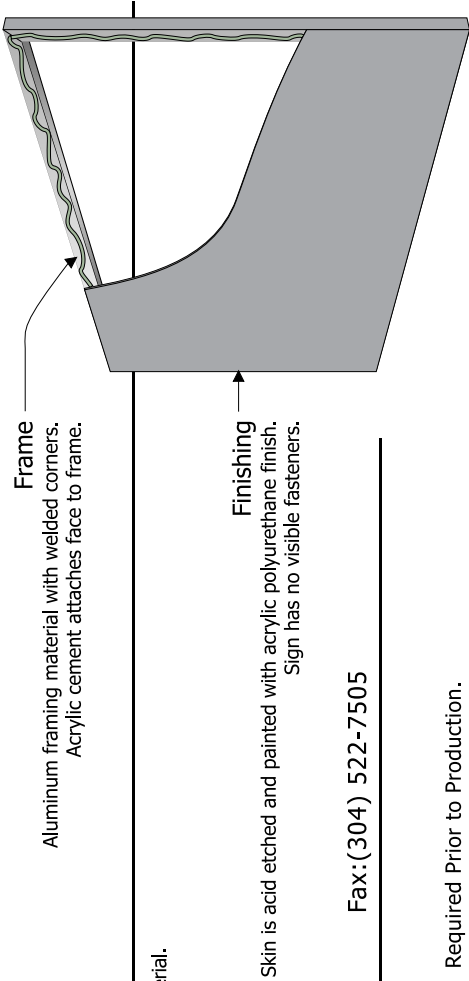




Boxed Aluminum Sign w/ Glue Flush Construction

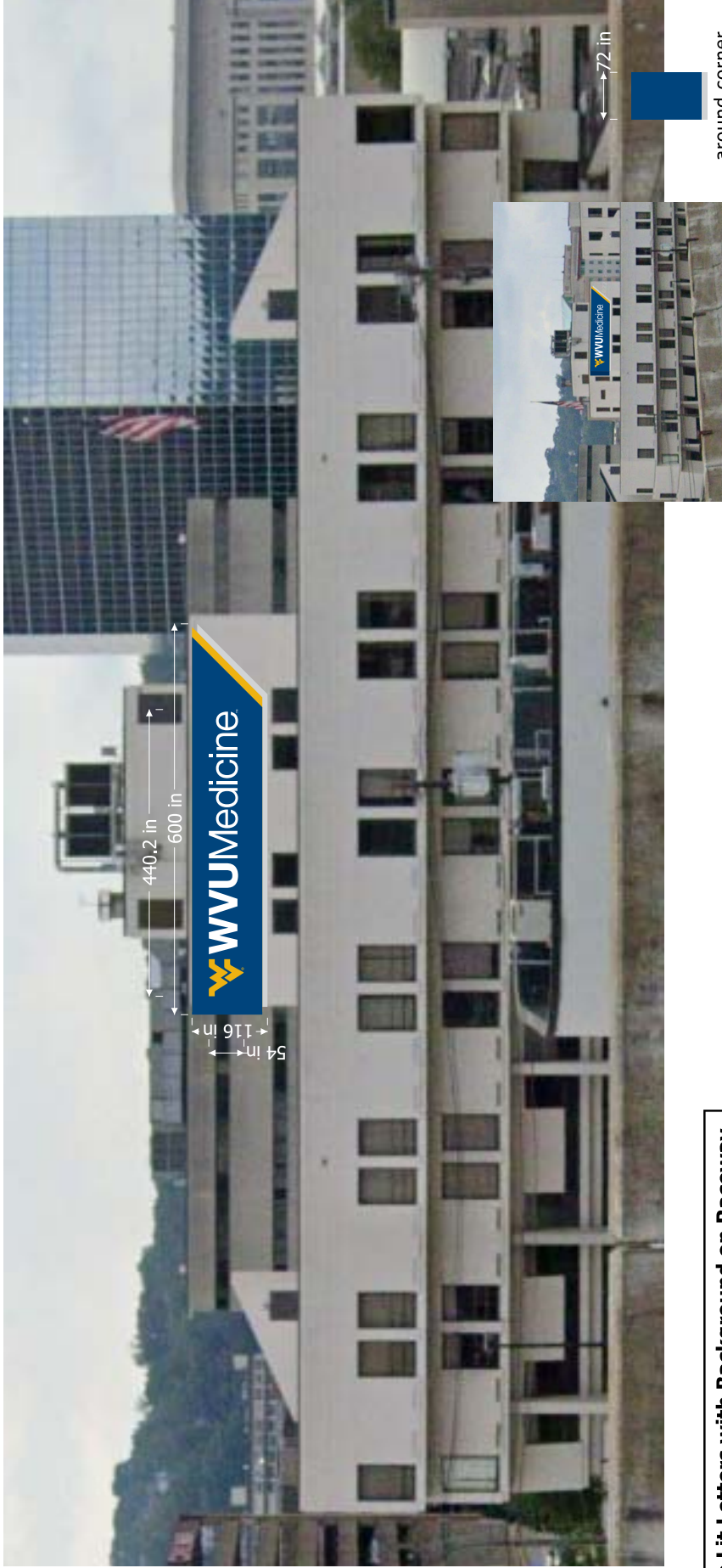
**Thomas Health-Charleston** - Aluminum framed sign with .060 .080 .125 inch thick aluminum face material. Frame corners and all supports are welded. Face is attached to frame with acrylic cement for a very clean and seamless look. Entire sign is weather proof and will not rust or corrode.

Face Color: ☒ 295 ☐ Silver ☒ 124  
Graphics Color: ☐ White



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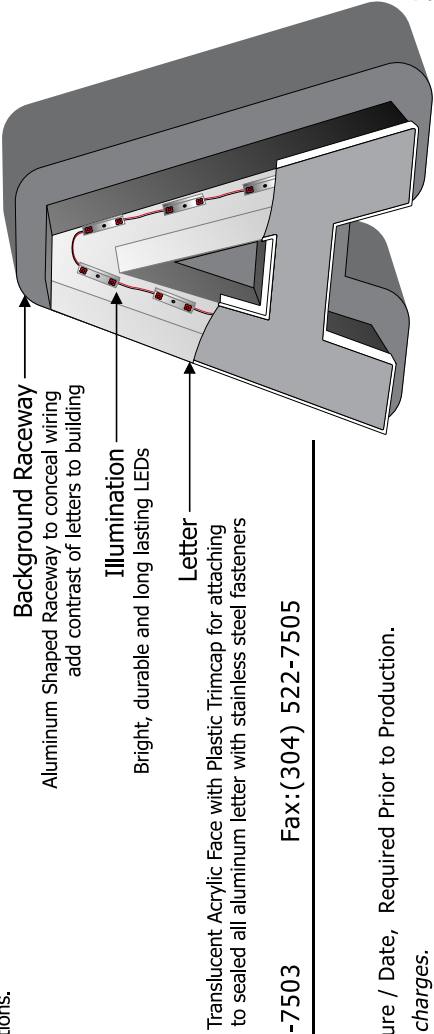
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Face Lit Letters with Background on Raceway

**Thomas Health** - Internally Illuminated Letters/Logo with aluminum composite background. Illumination is provided with safe, long life and low voltage LEDs. Translucent impact resistant acrylic faces to shine bright at night. Letters/Logo will be mounted to a aluminum electrical raceway to simplify installation and contain all electrical components. All parts of this product at rustproof and are designed for exterior applications in all weather conditions.

- Face Color: ☒ 124 ☐ White  
Trim Cap Color: ☒ 124 ☐ White  
LED Color: ☐ White ☒ 124  
Return Color: ☐ White  
Raceway Color: ☐ Silver ☒ 295  
Letter Height: W=44in



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