



Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: 4-10-25

Applicant Information	Property Information
Name: Ridge Line, Inc.	Address: 2846 Mountaineer Blvd. Charleston, WV 25309
Address: PO Box 8615 South Charleston, WV 25303	Tax Map and Parcel: Par ID: 09 6E003700000000
Phone: 304-545-9130 Georgette R. George	Zoning District: Tax District: 09 Zoning: C-12
Agent Name, Address and Phone Number: (if other than applicant) Keith Smith 111 Caveson Point Milton, WV 25541 304-400-7675	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.** We are requesting a variance for the surface of a proposed free standing sign at the South East portion of Southridge, which is in a C-12 District, is larger than allowed by Table 24-080.01

Applicable Section(s) of the Zoning Ordinance Section 24-080 and Table 24-080.01

Please describe the proposed work to be done on the property. A new free standing sign 40' tall by 16' wide will be erected adjacent to Preferred Place. The sign will be one sided with slots for tenants.

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? No others will be affected. Owner of sign owns all private property within a 100 foot radius of sign.

Public safety may be enhanced by providing information to those looking for the locations of the individual tenants.

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? There are several free standing signs within the "Southridge" Shopping complex. Although at this location at the Southridge Centre, there is a lack of free standing signs. This limits the present and future tenants from advertising their business location.

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. It is essential to provide signage to promote the businesses located in this area.

Is your situation due to unique circumstances that are not shared by other land in the district? Other portions of the "Southridge" Shopping Complex (i.e. Trace Fork & Dudley Farms) have freestanding signs for their businesses. This location needs a free standing sign.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No.

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

2/25/2025

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 #308661

bi



Illuminated Monument

Southridge Center -

Face Color: 296
Graphics Color: 296
Letter Height: S=18in

White
 White
C=10in

Gold
 Gold

CG3

PARIS SIGNS

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Client Approval: / _____ Customer Signature / Date, Required Prior to Production.
Please review artwork carefully, any changes made after signing may result in additional charges.



Ridge Line Property

Parcel ID: 20-09-006E-0036-0000

Ridge Line Prop

Preferred Pl

Ridge Line Property

Parcel ID: 20-22-0043-0071-0000

Image Landsat / Esperanza

Ridge Line Property

radius = 100 ft

100

241 ft

Drawing #30866K

b1



Permitted Area

203 x .25 50.75
 145 x .25 36.25

80
 167 ✓

Permitted Height = 40

Illuminated Monument

Southridge Center -

Face Color: 296
 Graphics Color: 296
 Letter Height: S=18in

White
 White
 C=10in

Gold
 Gold
 CG3

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Client Approval: **X** _____ / _____ Customer Signature / Date, Required Prior to Production.
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