



## **Charleston Board of Zoning Appeals**

### **AGENDA**

8:30 a.m., Thursday, September 24, 2026

City Service Center Conference Room · 915 Quarrier Street

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

##### **VAR-26-0010**

Application of L. Richard Dorsey on behalf of Go-Mart, Inc. requesting a 305 square foot sign area variance and a 86 foot sign height variance in order to install a freestanding sign located at **6531 McCorkle Avenue SE**.

##### **CUP-26-0004**

Application of Nicholas Quinn requesting a conditional use permit to conduct a home-based private tattoo studio located at **122 Capitol Street**.

#### **II. Approval of Minutes for July 23, 2026 and August 13, 2026 hearing.**



**Board of Zoning Appeals  
PUBLIC HEARING NOTICE**

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**Case Description**

**VAR-26-0010:** Application of L. Richard Dorsey on behalf of Go-Mart, Inc. requesting a 305 square foot sign area variance and a 86 foot sign height variance in order to install a freestanding sign located at **6531 McCorkle Avenue SE.**

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 [katrina.eldridge@cityofcharleston.org](mailto:katrina.eldridge@cityofcharleston.org) call 304-348-6833.

**Hearing Details**

WHEN: 8:30 a.m.  
Thursday, September 24, 2026

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 [katrina.eldridge@cityofcharleston.org](mailto:katrina.eldridge@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                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Name: Go-Mart, Inc.                                                                                                                                                               | Address: 6531 MacCorkle Avenue SE<br>Charleston, WV 25304                                                                       |
| Address: 915 Riverside Drive,<br>Gassaway, WV 26624                                                                                                                               | Tax Map and Parcel: Tax Map 71, Parcel 5.1                                                                                      |
| Phone: 304-364-8000                                                                                                                                                               | Zoning District: Charleston South Annex Corp. District<br>C-10                                                                  |
| Agent Name, Address and Phone Number:<br>(if other than applicant)<br>L. Richard Dorsey, II & Michelle Wooton<br>Jackson Kelly, PLLC<br>500 Lee Street East, Charleston, WV 25301 | Property Owner and Mailing Address:<br>(if other than applicant)<br>Go-Mart, Inc.<br>915 Riverside Drive,<br>Gassaway, WV 26624 |

**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.** Go-Mart, Inc. would like to request a variance for the above parcel to move the current Go-Mart Travel Plaza freestanding sign from 6414 MacCorkle Avenue to the addresses forth above.

Applicable Section(s) of the Zoning Ordinance Zoning Charleston West Virginia Ordinance Article 24-080, specifically Table 24-010.01 Sign permitted in the C-10 District for freestanding sign

Please describe the proposed work to be done on the property. Go-Mart, Inc. requests approval of installing its LED Freestanding Pole sign at the current Go-Mart Travel Plaza, the specifics of the freestanding sign attached hereto as Exhibit A. The approximate location of such sign is shown as attached on Exhibit B.

**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 freestanding sign will not affect public health, safety and welfare. The location of the sign is in the back corner of the lot away from homes and traffic on MacCorkle Avenue. The sign will sit adjacent to the West Virginia Turnpike, which is a raised road above the sign.

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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 property is typical of a C-10 property. This sign currently sits on the edge of MacCorkle Avenue at the existing Go-Mart Travel Plaza located at 6414 MacCorkle Avenue. The sign will only be moved to the new Travel Plaza located at 6531 MacCorkle Avenue and the location will be farther from MacCorkle Avenue.

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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. The Travel Plaza must have the sign that is large enough to be seen from the West Virginia Turnpike. The sign is already in use at the current Go-Mart #31 Travel Plaza location - the sign will be the same. It will simply move from its current location to the new location.

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Is your situation due to unique circumstances that are not shared by other land in the district? No. This sign is already in use in this area and district.

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Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No. This sign is already in use in this area and district.

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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. This sign is already in use in this area and district. The sign is being moved to an area of the new property that will be farther away from MacCorkle Avenue and will not obstruct traffic or safety vehicles.

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. This will be better for the community. This is a relocation of the current sign on the existing Go-Mart Travel Plaza to the new location. The sign will be farther from the road and traffic.

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.

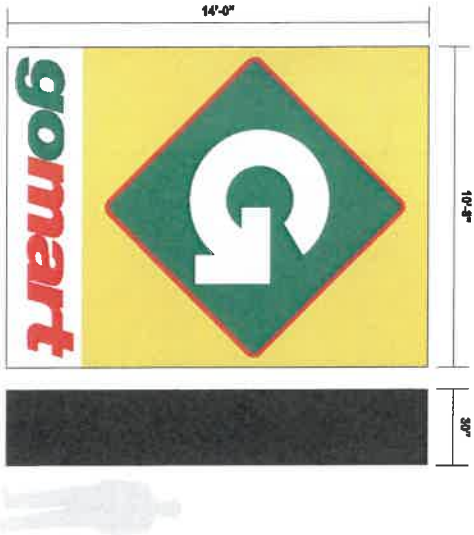
Signature

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: <input checked="" 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                                                                                                                                       |  |

GoMart Sign Elevation

Scale: 1/4" = 1'-0"



**FROM SPECIFICATIONS:**  
Existing GoMart Sign to be Removed and Replaced with a Newly-Fabricated GoMart Sign of the Same Size. Existing Price Changer to be Removed and Replaced with a Newly-Fabricated LED Price Changer.

Square Feet: 149.33 sq. ft.

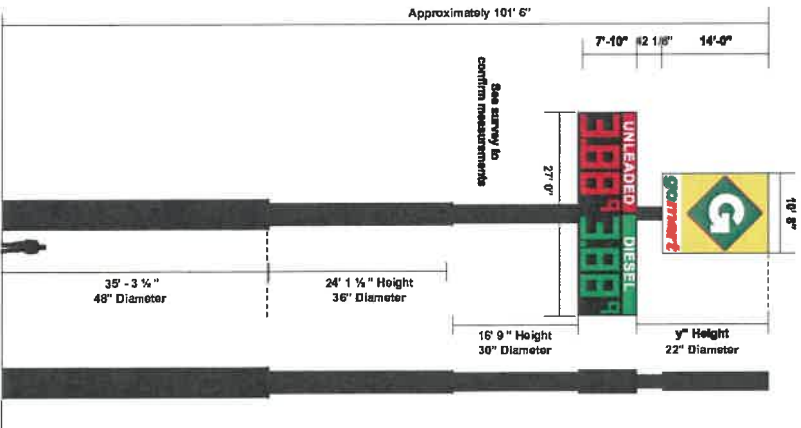
Existing High Rise

Scale: Not to Scale

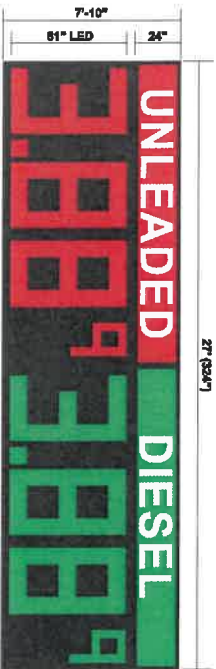


Updated High Rise Elevation

Scale: 1/16" = 1'-0"



**SIGN SPECIFICATIONS:**  
Sign to be the Same Height as Existing Sign.



**SIGN SPECIFICATIONS:**  
Newly Fabricated LED Price Changer. Similar Than Existing Price Changer.

Square Feet: 206.28 sq. ft.

Copyright Notice: This drawing is an original, unpublished design created by Skyway Outdoor, Inc. It is submitted for your personal use in connection with a project being planned for you by Skyway Outdoor, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion whatsoever without first obtaining written consent from Skyway Outdoor, Inc. All or any part of this design (including registered trademarks) remain the property of Skyway Outdoor, Inc.



PROJECT# 240342

|           |                   |
|-----------|-------------------|
| Date      | 08/26/24          |
| Draw. No. | IS 082407         |
| Revision  |                   |
| Revised   |                   |
| Scale     | Same Nomenclature |
| Design    | As Noted          |
| Size      | As Noted          |

CLIENT INFORMATION



|                  |                |
|------------------|----------------|
| <b>COLOR KEY</b> | <b>PMS ###</b> |
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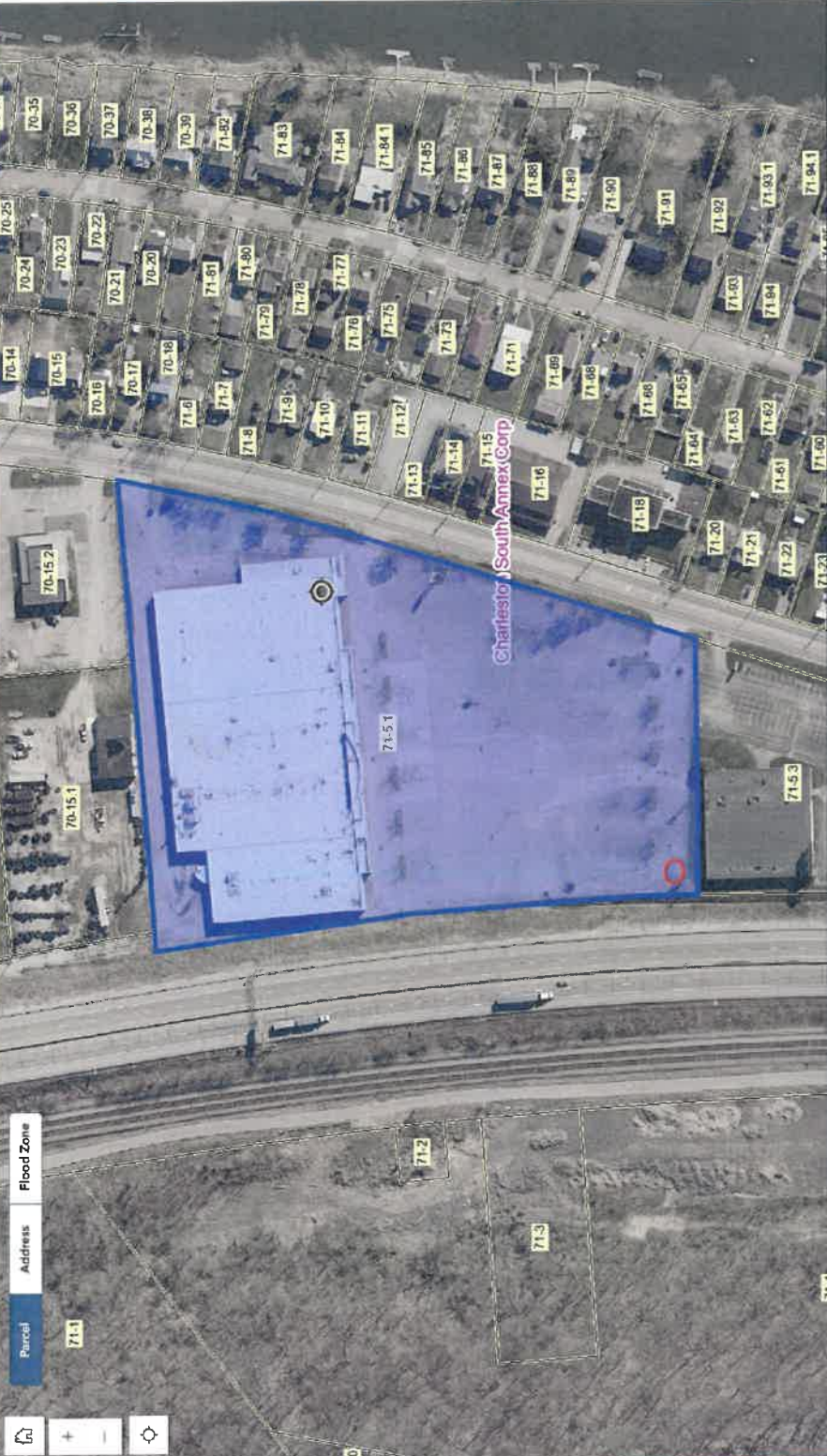
CUSTOMER APPROVAL

DATE \_\_\_\_\_

# West Virginia Property Viewer

Q Search Layers Basemap Tools Clear Help Download Data

Parcel Address Flood Zone



Q Search

Click here for more options including appraisal/sales search

Search by E-911 Address

6531 maccorkle ave charleston

(Source: WV Site Locator)

Search by Parcel Attributes

Already know the full parcel ID?

Step 1: Select a county

Search

Search by Geometry

0 0 0 0 0 Miles

Set Buffer Size: 0 Miles

Search by Coordinates

Latitude: 38.337753 Longitude: -81.613940

Parcel ID: 20-09-0071-0005-0001

Details + Zoom Close

Owner(s): AJM LLC  
Address: 6531 MACCORKLE AVE SE  
Class Type: Commercial  
Legal Description: 8-29/100A MIL PAR A & STRIP; BTWN MCCORKLE AVE & WV TPK

Community: E-911 Address:  
External Links:  
Flood Info:

City of Charleston  
6531 MACCORKLE AVE SE, Charleston, WV, 25304

Parcel appears to be in a MODERATE RISK flood hazard zone. Learn more at WV Flood Tool

Scale - 1:2,257  
38.303574, -81.568257  
(38.302623, -81.564093)

Click here for internal assessment report

Having questions about a property?



**Board of Zoning Appeals  
PUBLIC HEARING NOTICE**

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**Case Description**

**CUP-26-0004:** Application of Nicholas Quinn requesting a conditional use permit to conduct a home-based private tattoo studio located at **122 Capitol 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 [katrina.eldridge@cityofcharleston.org](mailto:katrina.eldridge@cityofcharleston.org) call 304-348-6833.

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 Board of Zoning Appeals  
**Application for Conditional Use Permit**

CU # \_\_\_\_\_

Hearing Date: \_\_\_\_\_

| Applicant Information                                              | Property Information                                                                                                         |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Name: Nicholas Quinn                                               | Address: 122 Capitol St. Ste 302                                                                                             |
| Address: 122 Capitol St. Ste 301                                   | Tax Map and Parcel: 20-11-0007-0046-0000                                                                                     |
| Phone: 304-989-6902                                                | Zoning District: CBD                                                                                                         |
| Agent Name, Address and Phone Number:<br>(if other than applicant) | Property Owner and Mailing Address:<br>(if other than applicant) Creech Properties WV, Llc<br>123 Fish Dr., Angier, NC 25701 |

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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. \_\_\_\_\_

Private tattoo studio - by appointment only. Hours will vary between 11am and 8pm.

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

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? \_\_\_\_\_

No, it is within 1500 ft of existing tattoo studio.

Please describe any proposed work to be done on the property. \_\_\_\_\_

Fresh paint

If your request for a conditional use permit is granted, how will others in the area be affected? \_\_\_\_\_

No neighboring businesses will be affected.

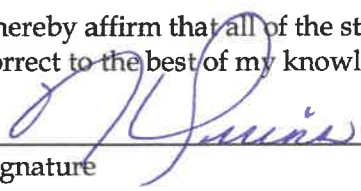
Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? \_\_\_\_\_

Not at all

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? \_\_\_\_\_

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

8/3/2026  
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 |

# 122 capital st



8/24/2026, 1:50:42 PM

- Site Addresses - Current    ● pending
- ZAD Permits    Contributing Structures - View Only    ■ Other
- final
- ▭ Parcels
- ▭ Wards
- Interstate Exits (Numbers)

