

## Notice of Meeting & Tentative Agenda



### Jefferson City Board of Adjustment

Tuesday, March 8, 2016, 7:30 a.m.

John G. Christy Municipal Building, 320 East McCarty Street  
Council Chambers

All interested parties will be given a chance to be heard.

### TENTATIVE AGENDA

1. **Call to Order and Introduction of Members, Ex-Officio Members and Staff**
2. **Procedural Matters and Procedures Explained**
3. **Adoption of Agenda (as printed or reordered)**
4. **Approval of Minutes for the Regular Meeting of December 8, 2015**
5. **Communications Received**
6. **New Business Public Hearings**  
**Case No. B16001 – 604 Jefferson Street; Signage Variance.** Application filed by Jefferson City Coca-Cola Bottling Company, property owner, Jacob Vogel, authorized representative, for the following:
  1. A variance from the prohibition of roof mounted signs (Section 3-5.A.11).
  2. A variance from the maximum sign area to permit a building mounted sign size of 568 square feet (Section 3-4.A.1).The purpose of the request is to permit the modification of an existing nonconforming roof mounted sign with an electronic message center. The property is located at the southwest corner of Jefferson Street and Highway 50/63 and is described as Inlots 804 and 805 and part of Inlots 803 and 806, Jefferson City, Missouri (Piros Signs, Consultant).
7. **Miscellaneous Reports**
8. **Other Business**
9. **Adjourn**

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call 573-634-6410 for information regarding agenda items.

**MINUTES**  
**JEFFERSON CITY BOARD OF ADJUSTMENT**  
**December 8, 2015**

**BOARD MEMBERS PRESENT**

Wilma Partee, Chairwoman  
Stacey Young, Vice-Chairman  
Matt Rimiller  
Andrew Hake  
Brad Schaefer, Alternate

**ATTENDANCE RECORD**

4 of 4  
2 of 4  
3 of 4  
4 of 4  
2 of 2

**BOARD MEMBERS ABSENT**

Paul Graham  
Katy Lacy, Alternate  
Robert Gammon, Alternate

3 of 4  
3 of 4  
3 of 4

**STAFF PRESENT**

Eric Barron, Senior Planner  
Janice McMillan, Director of Planning & Protective Services  
Bryan Wolford, Associate City Counselor  
Diane Cary, Administrative Technician

**1. Call to Order and Introduction of Members, Ex-Officio Members and Staff**

Chairwoman Partee called the meeting to order at 7:37 a.m. and introduced the Board members and staff. A quorum was present to hear the items on the agenda. The following members were designated to vote: Wilma Partee, Stacey Young, Andrew Hake, Matt Rimiller, and Brad Schaefer. Those wishing to speak to the Board were sworn in.

**2. Procedures Explained**

Mr. Barron explained the procedures of the meeting and the following documents were entered as exhibits for all items under consideration at the meeting:

1. The City Code of the City of Jefferson, as amended
2. The Comprehensive Plan and Land Use Map
3. Copies of applications under consideration
4. A list of Property owners to whom notice of the hearing was sent
5. The affidavits of publication of notice of the public hearing
6. Copies of drawings and plans under consideration
7. Letters and memoranda from City staff
8. Staff reports and minutes of proceedings
9. Materials submitted by the public or the applicant

**3. Adoption of Agenda**

Ms. Young moved and Mr. Rimiller seconded to adopt the agenda as printed. The motion passed 5-0 with the following votes:

Aye: Partee, Young, Hake, Rimiller, Schaefer

**4. Approval of Minutes for the Regular Meeting of November 10, 2015**

Ms. Young moved and Mr. Rimiller seconded to approve the minutes as written. The motion passed 5-0 with the following votes:

Aye: Partee, Young, Hake, Rimiller, Schaefer

## **5. Communications Received**

Correspondence was received for Case Nos. B15005 & B15006

## **6. New Business – Public Hearing**

### **Case No. B15005 – 1200 Myrtle Ave; Conditional Use Permit for Expansion of Private School.**

Application filed by Helias High School for a conditional use permit to expand private high school facilities on approximately 14.5 acres including construction of a sports complex. The property is located on the northwest corner of Myrtle Avenue and Swifts Highway and is described as part of lots 13, 14 and 15 of Swift and Thompson's Subdivision, and all of lots 1 thru 10 of Block 17, all of lots 1 thru 14 of Block 18, and part of vacated Morris Street and vacated Elizabeth Street of Morris and Edmonds Subdivision, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Mr. Barron explained that the applicant is requesting approval to expand the private high school facilities onto adjacent property across Myrtle Avenue. Private schools, including associated facilities such as parking lots and sports fields, are a conditional use of the RS-2 zoning of the property.

Mr. Barron explained that the conditional use site plan envisions construction of a football stadium, tennis courts, soccer field, and track and field facilities. Several parking areas, locker rooms, and a 4 story press box for the football field and smaller press box for the soccer field are included in the plans.

Father Steven Jones, 218 Settlers Ridge, spoke. Father Jones is the President of Helias Catholic High School. He stated there was a need for on-site competition and practice athletic facilities for a variety of sports which impact over 85% of their student body. This new complex would meet the needs also for practice, safety, and competition activities. He stated that this would be a great benefit for their school as well as the community.

Mike Bates, Central Missouri Professional Services, 2500 E. McCarty St, spoke in favor of the request. Mr. Bates introduced Brian McMillian, Senior Project Engineer, Cary Gampher, part of the design team, Ed Twehous, the owner's representative and Alan Pollock, Housing Authority. Mr. Bates discussed the 3 visuals that were presented to the Board showing the football field, tennis courts, soccer field, and improved track.

Brian McMillian, Central Missouri Professional Services, 2500 E. McCarty St, spoke, giving more specific provisions of the site plan. He described the different grading plans and elevation differences for the different sports fields. He stated that the goal is to do this project as one phase and to have it completed by late summer or early fall of 2016.

Mr. Barron added that final site details would need to be submitted to City staff for review and administrative approval pending approval of the conditional use permit governing the land use approval and general layout of the proposed development. He stated that lighted athletic fields are required to be separated from adjacent residential property by a Type C Bufferyard. Adjacent property to the north is in use as an office for the Jefferson Housing Authority and a bufferyard would not be necessary for screening purposes from this commercial use. Adjacent property to the west is in use as a church and the church has reviewed the plans and is in support of the project. Traffic volumes for the sports complex, while difficult to quantify, are not expected to exceed traffic volumes generated by the existing high school use and would likely occur at off peak times. Mr. Barron stated that noise regulations do not apply to activities conducted by public or private schools upon their property according to City Code.

Alan Pollock, Director of the Housing Authority, spoke in favor of the request. He stated that this overall plan was presented to his office 5 years ago. Being in agreement they have sold a piece of property on the northern strip and have vacated Morris Street with the condition that they could tie their parking lot back into the developed roadway.

Laura Buchta, 1208 Myrtle Dr, spoke in opposition of the request. She stated that the traffic in front of her residence is always very active and that their driveway is blocked on a regular basis.

Regarding this traffic issue, Ms. Young asked Mr. McMillian if the new facility would help with the parking issues. Mr. McMillian answered by saying there will be 130 parking spaces provided as well as Capital

City Christian Church has also volunteered the use of their parking facility when needed. However, these won't be enough, so there will be some parking on the streets. Mr. Bates added that the school would be glad to meet with the neighbors and discuss ways to help with the parking issue. Father Jones agreed that the school would be glad to work with the neighborhood over these parking issues and he apologized for the students' actions.

Rick Trimble, 1405 Swifts Hwy, also spoke in opposition of the request. His complaint is during the peak hours cars are parked on both sides of the road and then no one can get down the street. Some vehicles have even parked in private yards. He would like to see more enforcement from the police department.

Mr. Bates added that he sees the need for communication to be improved and that the school needs to reconnect with the neighborhood. He committed to open doors with the community.

The bufferyard requirement was explained by Mr. Barron.

Testimony closed.

Mr. Rimiller moved for approval of the proposed conditional use permit for an expansion of private high school facilities subject to the following conditions.

1. Compliance with bufferyard separation requirements for remaining adjacent single family properties (barrier feature not required due to terrain).
2. Submittal of final site plan for administrative review by City Staff to ensure compliance with applicable city code requirements.

Ms. Young seconded the motion.

The motion passed 5-0 with the following votes.

Aye: Partee, Young, Rimiller, Hake, Schaefer

**Case No. B15006 – 3519 Bennett Lane; Conditional Use Permit for Assisted Living Facility.**

Application filed by F and F Development, property owner, on behalf of The HALO Foundation, applicant, for a conditional use permit to operate an assisted living facility in a RU Rural zoning district. The property is located on Bennett Lane 1500 feet south of Christy Drive and is described as part of the NE Quarter of the SE Quarter of Section 26, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Mr. Barron explained that the applicant is requesting approval to use the property, formerly known as the Rickman Center, as an assisted living facility for homeless youth. The property is zoned RU, Rural. The property was recently acquired by F & F Development from The Christian Church (Disciples of Christ) of Mid-America. Assisted living facilities are a Conditional Use of the RU zoning district.

Mr. Barron explained that the HALO Foundation would occupy the facility and would remodel it to meet their needs. Their construction plan consists of multiple phases. Their plan is to have 14 residential units within the main building and a learning center, dining area, and laundry room. The building is surrounded by woods and is separated from the nearest adjacent property by approximately 600 feet.

Paul Sampson, Central Missouri Professional Services, 2500 E McCarty St, was representing F & F Development. Mr. Sampson described the applicant's overall plans for this property. They decided to repurpose the conference center for the betterment of the community and allow the HALO foundation use it. In the hotel area, this will be remodeled into efficiency apartments, a dining area, kitchen and office space. The project will cost will be around \$1.3 million.

Elle Benage, Program Director for the HALO program, 3519 Bennett Ln, spoke. Ms. Benage explained what the HALO Foundation does and what they look for in identifying which youth can participate in the program. This program is for homeless youth, youth who can't live with their biological parents for some reason. They will be given a background check, the youth cannot have a criminal record, and they can live at the home for up to 24 months. Here they can finish school, take parenting classes, seek employment, learn independent learning skills, and learn to become successful adults. They will be able to house up to 30 youth in this facility.

Ms. Young asked if their offices had received concerns from neighbors in the area about the students that will be living there. Ms. Benage replied that they have received 2 letters from neighboring homes regarding this and that she has talked to both of them and has answered questions for them. These women were Norma Jennings and Mary Dean. Ms. Benage also stated that the police department will participate by patrolling the area and making safety inspections for them.

Mr. Barron gave the staff analysis of the required findings. He stated that the required findings appear to be met. The proposed assisted living facility would have a minimal effect on the area and is well separated from adjacent properties.

Mr. Barron explained that this application is just for the existing building on this property. If the applicant would propose an additional building in the future, they would need to come back to this body and apply for an amended conditional use permit in order to show a second building on this site.

Ms. Young moved for approval of the proposed conditional use permit for an assisted living facility and was seconded by Mr. Rimiller.

The motion passed 5-0 with the following votes:

Aye: Partee, Young, Rimiller, Hake, Schaefer

**Case No. B15007 – 1211 Cottage Lane; Side Setback Variance.** Application filed by River City Habitat for Humanity, property owner, for a 1.5 feet variance from the side setback requirement of 7 feet to allow a setback of 5.5 feet. The property is located on the north side of Cottage Lane 220 feet west of Houchin Street and is described as Lot 15 and part of Lot 16 of Houchins Addition, Jefferson City, Missouri.

Mr. Barron stated that the property is located on the north side of Cottage Lane, 220 feet west of Houchin Street. The property consists of a vacant lot in an RS-4 Single Family Residential zoning district. A house that had existed on the property for many years was demolished in the late 1990s. The side setback requirement for the RS-4 district is 7 feet. River City Habitat for Humanity has acquired the property and would like to construct a 26'6" wide house on the property with driveway beside the house. A utility pole and row of bushes on the eastern side of the property complicates the site design. The owner has applied for a side setback variance in order to shift the house to the western side of the property and allow room for the driveway without having to relocate the utility pole.

Mr. Barron explained that the property is 48 feet wide, which is less than the normally required lot width of 50 feet for the RS-4 district. The normal side setback for a driveway is 2 feet and this proposal would result in a 3 feet setback of the driveway from the eastern property line. The utility pole adjacent to the street at the southeast corner of the property forces the driveway further from the side property line than the minimum requirement. When combined with the substandard width of the property, the utility pole appears to create a practical difficulty in arranging a house and driveway on the lot according to normal zoning code setback requirements. A 10 feet wide platted unimproved alley exists on the western side of the property. Although the alley was never constructed, its presence serves as a further separation from neighboring property in addition to the setback for the structure. The alley is not used very much and as far as Mr. Barron knows, there are no utilities in the alley.

Kyle Kittrell, applicant, is the Construction Manager for River City Habitat, 1420 Creek Trail Drive. Their goal is to build decent houses for residents. They build on donated lots or inexpensive lots. This happens to be the smallest lot they have decided to build on. Because of the hill, they decided it will be best if they put the driveway on the lower side.

Mr. Kittrell announced that this house will be #98 for Jefferson City.

Tina Kohl, 1223 E. Dunklin, spoke in opposition of the request. After being sworn in, she voiced her concern again. Her yard butts up to an alley across the street. She is not opposed to the building of the house, but her concern is about the increase of traffic from the construction trucks that will be using the alley while it is being built. The alley is not taken care of, except for what she and her husband might do to clean up the trash and drug needles themselves.

Her concern is that there would not be further damage to the alley. Chairwoman Partee explained to Ms. Kohl that her concern does not fall within the scope of this Board. Mr. Barron, however, did suggest that she could contact the Street Department to see if they are maintaining this alley, as well as the Police Department because of drug problems.

Mr. Kittrell stated that they can suggest to the concrete company which routes to take to get to the building site, but they can't make them use the road and not the alley.

Testimony closed.

Mr. Barron gave the staff recommendations and stated that the required findings appear to be met. The setback variance is requested in order to address site design issues associated with existing lot width and the presence of a utility pole. The impact of a reduced setback for the house would have a minimal impact on surrounding property due to the presence of an unconstructed alley and would result in a site design similar in nature to the existing houses on Cottage Lane.

Ms. Young moved to approve a variance of 1.5 feet from the side setback requirement of the RS-4 district of 7 feet to allow as side setback of 5.5 feet. Mr. Hake seconded the motion.

The motion passed 5-0 with the following votes:

Aye: Partee, Young, Rimiller, Hake, Schaefer.

**Case No. B15008 – 2104 Industrial Drive; Side Setback Variance.** Application filed by City of Jefferson, property owner, for a 7.6 feet variance from the side setback requirement of 10 feet to allow the property to be split and the existing structure to have a setback of 2.4 feet from the new property line. The property is located on the north side of Industrial Drive 1000 feet west of Dix Road and is described as part of the SE Quarter of Section 2, Township 44 North, Range 12 West, Jefferson City, Missouri.

Mr. Barron stated that this is a request from the City of Jefferson. This property consists of the old Fire Station #3, which is no longer in service after the construction of the new fire station on Rock Hill Road/Highway 179. The building and front portion of the property have been offered for sale and the City is in final negotiations regarding this sale. In order to accommodate the sale, the City plans to divide the property into two tracts, with the rear portion of the property remaining in City ownership and the front portion of the property being sold. The rear tract would be connected to Industrial Drive via a 35 feet wide strip of property along the western property line. The 35' wide strip of property would be within 2.4 feet of the corner of the existing fire station building, which is less than the required 10 feet side setback of the C-1 zoning district. In order to accommodate the property division and remove any title issues associated with the reduced setback for the future property owner, the City is requesting a side setback variance.

Mr. Barron explained that the request is filed in order to accommodate a split of the property and allow the City to retain street frontage for the rear portion of the property. The 35 feet wide strip of property that would serve as access to the rear tract is surveyed along an existing driveway that also serves as access to the rear of the old fire station building. An easement would be granted along the 35' strip of property to the future owner of the front tract to serve as access to the rear of the existing building. With the 35' strip of property having a shared use through the granting of the access easement, any negative effects associated with the granting of a setback variance from a property line associated with the strip of property are largely negated.

The question was asked if there would be any paving going on regarding the drive and Mr. Barron stated that there are no improvements necessary or planned at this time.

Chairwoman Partee opened the floor for public testimony.

There was no public testimony and testimony was closed.

Mr. Barron stated that the required findings appear to be met. The setback variance is requested in order to accommodate a split of the property, with no changes to the existing arrangement of building and driveway. An access easement across the property adjacent to the requested setback variance largely negates any negative impacts associated with the reduced setback.

Mr. Rimiller moved to approve a variance of 7.6 feet from the side setback requirement of the C-1 district of 10 feet to allow a side setback of 2.4 feet. Ms. Young seconded the motion.

The motion passed 5-0 with the following votes:

Aye: Partee, Young, Rimiller, Hake, Schaefer.

**7. Miscellaneous Reports.**

There were none.

**8. Other Business**

**A. Election of Officers**

Mr. Hake recommended that the existing Chair and Vice-Chair continue for the new term. Both Wilma Partee and Stacey Young agreed to serve. The vote passed unanimously.

**9. Adjournment**

With no other business Chairwoman Partee adjourned the meeting at 9:40 a.m.

Respectfully submitted,

Diane Cary  
Administrative Technician

# **Jefferson City Board of Adjustment**

**March 8, 2016**

**Case No. B16001  
Jefferson City Coca-Cola Bottling Company  
604 Jefferson Street**

**Signage Variance**

**STAFF REPORT**  
**BOARD OF ADJUSTMENT – CITY OF JEFFERSON, MISSOURI**  
**March 8, 2016**

**Case No. B16001 – 604 Jefferson Street; Signage Variance.** Application filed by Jefferson City Coca-Cola Bottling Company, property owner, Jacob Vogel, authorized representative, for the following:

1. A variance from the prohibition of roof mounted signs (Section 3-5.A.11).
2. A variance from the maximum sign area to permit a building mounted sign size of 568 square feet (Section 3-4.A.1).

The purpose of the request is to permit the modification of an existing nonconforming roof mounted sign with an electronic message center. The property is located at the southwest corner of Jefferson Street and Highway 50/63 and is described as Inlots 804 and 805 and part of Inlots 803 and 806, Jefferson City, Missouri (Piros Signs, Consultant).

**PUBLIC NOTICE**

By publication in the newspaper, letter to adjacent and affected property owners within 185 feet, and by property sign posting.

**NATURE OF REQUEST**

The owners of the Coca Cola distributor, who have maintained a community information billboard for many years, are planning to install an electronic message center to replace the manual reader board. The existing sign is nonconforming in that it is a roof mounted sign (roof mounted signs are not permitted by the Sign Code) and the sign area exceeds the permitted area. Electronic message centers are permitted and no variance is necessary to pursue an electronic message center at this location. In order to permit the modification of the nonconforming sign, the property owner has applied for variances to the sections of the city code that the sign is in conflict with.

**ZONING AND SURROUNDING LAND USE**

The subject property is zoned C-2 General Commercial.

	Surrounding Zoning	Surrounding Uses
North	C-2	Highway 50/63
South	C-2	Central Dairy distribution facility
East	C-2	Central Dairy production facility
West	C-2	Coca-Cola distribution facility/residential area

**STAFF ANALYSIS**

The purpose of the request is largely to address safety concerns associated with the placement of letters on the sign. The electronic message center would allow for the update of information on the sign from a computer rather than having a person hoist themselves up on the sign.

The sign has been in place and hosted community event information for many years. While there are Coca-Cola advertisements on either side of the sign, the bulk of the sign area is used for community information.

The size of the sign is approximately 568 sf. The portion of the sign devoted to permanent Coca-Cola advertising is approximately 200 sf, which, except for the community information portion of the sign, is compatible with normal signage regulations.

**Findings Required:**

Please refer to the Signage Variance handout for required findings.

Please see the application packet for the applicants responses to the required findings.

**Staff analysis of required findings:**

<b>Finding</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
The proposed sign does not eliminate an adequate supply of light or air to the adjacent property.	X		The location of the sign would not have an effect on the supply of light or air to neighboring properties.
The proposed sign does not endanger the safety of the public.	X		The proposed sign would not create a safety hazard.
The proposed sign is not unduly injurious to the use and enjoyment of adjacent property nor substantially diminishes property values in the neighborhood.	X		The orientation of the sign toward the highway intersection would have a minimal effect on the use and enjoyment of surrounding property.
The proposed sign is not obtrusive or incompatible nor does it injure the character of the neighborhood.	X		The signs location on a property used as a distribution facility adjacent to a multilane highway results in a minimal effect on the character of the area.
The proposed sign does not obstruct significant views and vistas.	X		The sign is located on the south side of Highway 50/63 and would not obstruct significant views or vistas of the Capitol or downtown Jefferson City.
The proposed sign does not obstruct vision where such obstruction could create a traffic hazard.	X		The location of the proposed sign would not obstruct the view of traffic.
The proposed sign is in keeping with the general spirit and intent of the Advertising and Sign Code.	X		The portion of the sign dedicated to permanent Coca Cola advertising is similar in size to what would be permitted under normal signage regulations.
Does Topography or existing buildings interfere with usual visibility?	X		The signs location on the roof of the building is meant for visibility, and the height of the sign is not incompatible with normal signage height regulations.

**STAFF RECOMMENDATION**

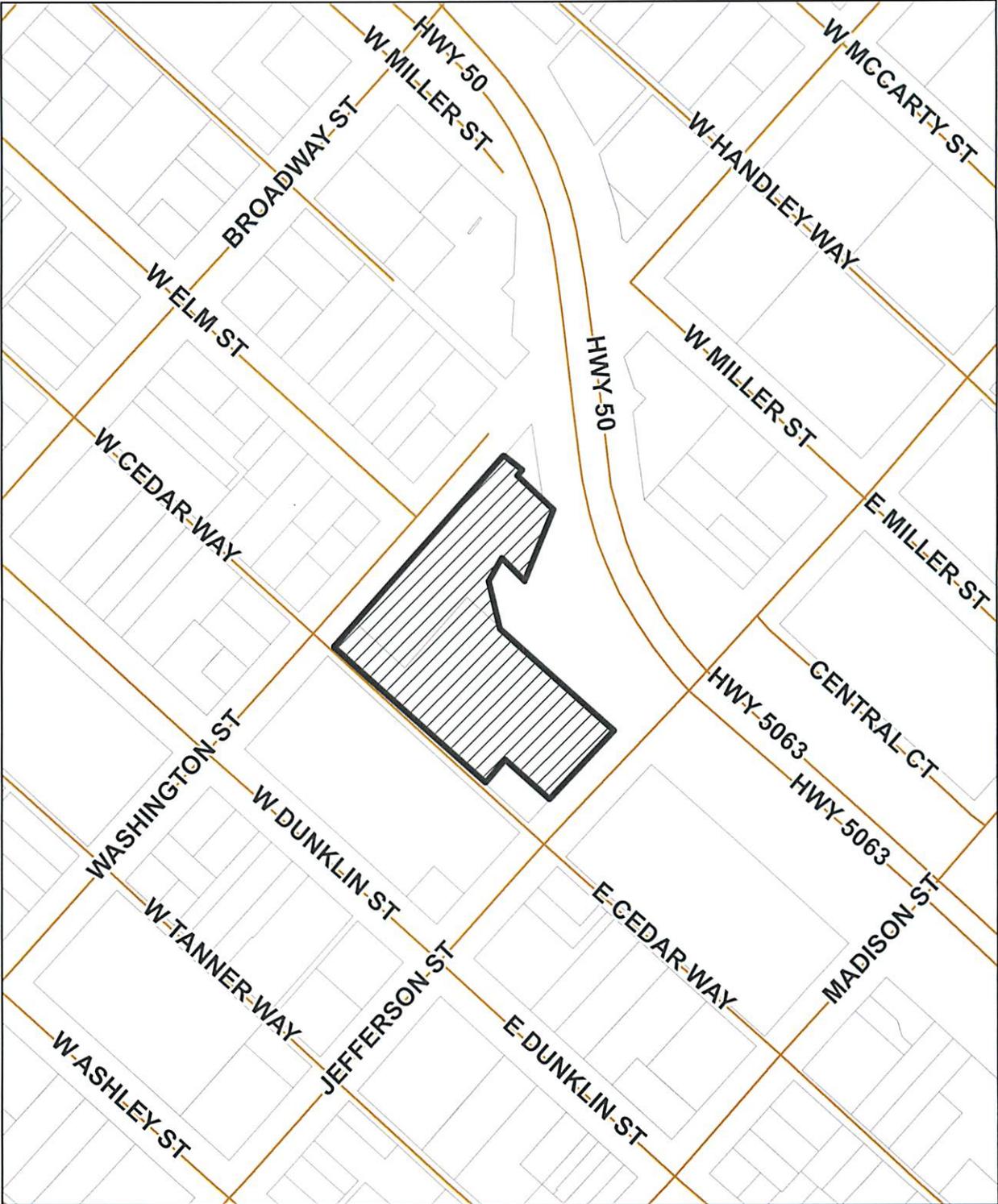
The required findings for the proposed signage variances appear to be met. The sign has been in place for many years and is primarily used for posting dates and information for community events. The location of the sign would have little effect on adjacent properties due to the significant separation distance between buildings and presence of the highway. The size of the fixed advertising and height of the sign is not out of character with normal signage regulations.

**FORM OF MOTION**

1. Motion for approval of the variance of the prohibition on roof mounted signs.
2. Motion for approval of the variance of 368 square feet from the maximum sign size of 200 square feet to permit a sign size of 568 square feet.

# City of Jefferson Board of Adjustment

## VICINITY

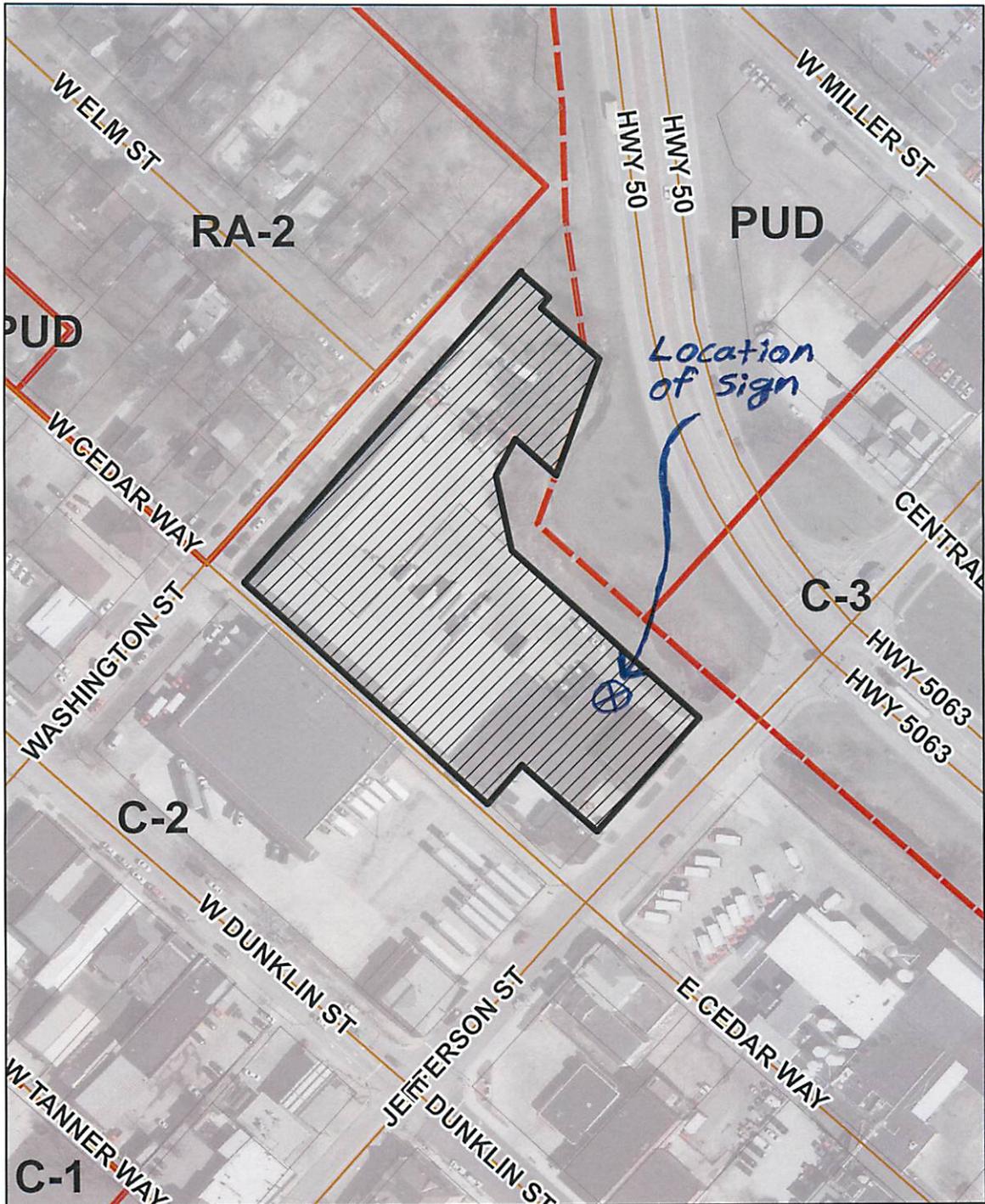


Case No. B16001  
604 Jefferson Street  
Sign Variance

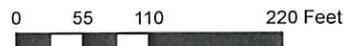


# City of Jefferson Board of Adjustment

## LOCATION MAP



Case No. B16001  
604 Jefferson Street  
Sign Variance





City of Jefferson  
 Department of Planning & Protective Services  
 320 E. McCarty Street  
 Jefferson City, MO 65101  
 Phone: 573-634-6410  
[jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

Date filed

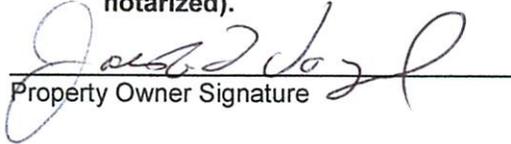


## APPLICATION TO THE BOARD OF ADJUSTMENT

1. The undersigned hereby request(s) the following:
  - Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)
  - Variance (Section 35-73B; Section 35-71, Site Plan)
  - Appeal of Administrative Decision (Section 35-73C)
  - Chapter 3, Advertising and Signs: Signage Variance or Conditional Use Sign Permit
  - Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations
  - Other (including Interpretations; please describe in #2 below)
  
2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet).  
To modify existing roof mounted sign by replacing the  
manual readerboard with an electronic board.
  
3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).
  - A. Street Address: 604 Jefferson Street
  - B. Property Description: Inlots 804 & 805: S 48.75' of S Inlot 803;  
N 148.75' & W 4.38' of 50' of Inlot 806
  
4. A **site plan in accordance with Section 35-71** is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications.
  
5. **Filing fee:** A check payable to the "City of Jefferson" for the application filing fee must be attached to this application. The applicable filing fee is identified in Appendix Y.
  
6. **Response to Required Findings:** Applicant responses to required findings must be attached. The required findings vary based on type of application as follows:
  - a. Setback, lot area or dimension variance – Addendum A (Density and Dimensional)
  - b. Height variance – Addendum B
  - c. Fence height variance – Addendum C
  - d. Number of parking spaces variance – Addendum D
  - e. Location of off street parking variance – Addendum E
  - f. General Variance (variances not associated with other addendums) – Addendum F
  - g. Conditional use permit – Addendum G
  - h. Telecommunication facility conditional use permit – Addendum H
  - i. Signage:
    - 1. Signage variance – Addendum I
    - 2. Conditional use sign permit – Addendum J
  - j. Appeals of administrative decision – Addendum K

(continued on next sheet)

7. The undersigned certify to be all of the owner(s) of the above described property and that the submitted information (including all attachments to this application) is true and correct. (All owners of this property must sign and the signatures must be notarized).

  
 \_\_\_\_\_  
 Property Owner Signature

Jacob Vogel  
 \_\_\_\_\_  
 Printed Name/Title (type or print)

Property Owner Signature

Printed Name/Title (type or print)

Subscribed and sworn to before me this 5<sup>th</sup> day of FEBRUARY, 2016.

 \_\_\_\_\_  
 Notary Public

Applicant (if different from property owner):

Name	Piros Signs, Inc. / Joe Phillips
Mailing Address	1818 Old State Road M Barnhart, MO 63012
Phone Number	636-464-0200 / 314-565-8925

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

**Jefferson City Board of Adjustment Application  
Addendum I – Signage Variance**

To be used for variance requests dealing with signage.  
(Section 3-12.B.3.b and d)

Property Address 604 Jefferson Street

Applicant Name Piros Signs, Inc. / Joe Phillips

Provide responses to the following required findings. State all reasons for your answer and use additional pages to complete your answer if necessary.

**General Findings:**

1. Would the proposed variance eliminate an adequate supply of light or air to the adjacent property or endanger the safety of the public?

The proposed variance would not cause any inconveniences to the neighboring properties, since the sign is existing.

2. Would the proposed variance be unduly injurious to the use and enjoyment of adjacent property or substantially diminish property values in the neighborhood?

Proposed change in sign would be an upgrade to the sign's existing condition and would not diminish any property values.

3. Would the proposed variance permit obtrusive or incompatible signs to injure the character of the neighborhood.

Character of the neighborhood would not be adversely affected. Site fronts Highway 50 and sign would be compatible with a highway commercial property.

4. Would the proposed variance obstruct significant views or vistas?

No. Sign structure is already existing and is not proposed to be enlarged in any manner. Current sign size would remain in effect, and therefore no visibility issues would be created by the change.

5. Would the proposed variance obstruct vision where such obstruction could create a traffic hazard?

No. Sign structure is located on a rooftop.

6. Would the proposed variance be in keeping with the general spirit and intent of the Advertising and Sign Code?

Yes. Electronic signs are already in place within the City of Jefferson. Current sign structure has been in place for quite a long time as well. Simple alteration to the existing sign would be a vast improvement over what is currently in place.

**Specific Findings:**

1. Does topography or existing buildings interfere with usual visibility?

No. Sign is located on a rooftop. Therefore visibility will not be a factor.



1818 HWY. M  
 BARNHART, MO 63012  
 PH: 636-464-0200  
 FAX: 636-464-9980  
 WWW.PIROSSIGNS.COM  
 GRAPHICS@PIROSSIGNS.COM

**CUSTOMER**  
 Coca-Cola  
 Jefferson City

**CONTACT**  
 Barbara Shaw

**PROJECT**  
 EMC

**SALES PERSON**  
 Chris Brand

**DATE**  
 12/3/15

**RENDERING #**  
 15-0193-3

**SCALE**

**DRAWN BY**  
 Dave Filla

**SKETCH AS**  
 JC EMC

**REVISION DATE**

**REVISIONS**



- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

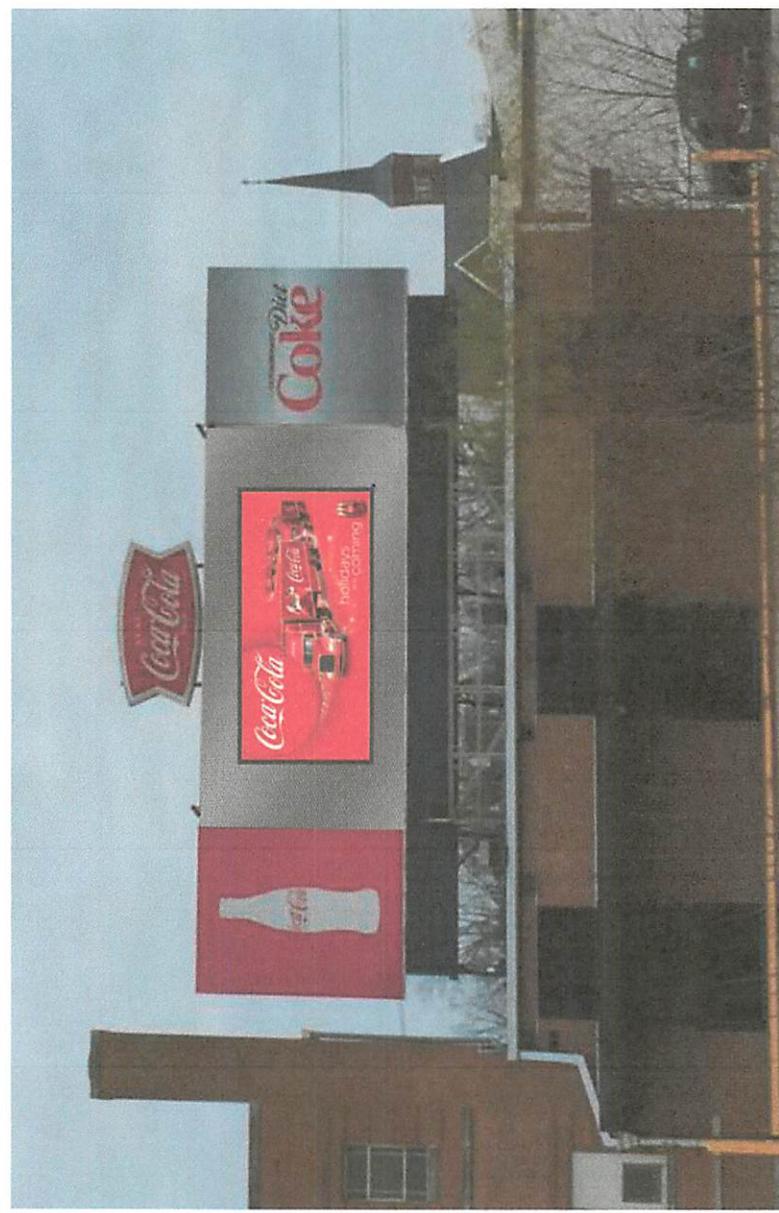
**INITIALS** \_\_\_\_\_

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**ELECTRONIC MESSAGE CENTER**

NOT TO SCALE

SUPPLY & INSTALL 1 SINGLE SIDED 8' X 16' DAKTRONICS FULL COLOR EMC



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





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(636) 464-0200      1818 OLD STATE RD. M      Fax: (636) 464-9990  
BARNHART, MO 63012

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Jefferson City  
Board of Adjustment

RE: Coca – Cola  
604 Jefferson Street

Board Members,

This is meant to give a quick overview on our proposed sign alteration.

We are proposing to alter the sign face of the existing, roof mounted sign that has been in place at the Coca-Cola bottling facility since the 1980's. Our proposal is to replace the existing 12'-2" x 22' manual reader-board with a new 8' x 16' electronic reader-board, utilizing the structure that is already in place.

The overall sign size, location and structure are to remain unaltered.

Community service messaging will continue to be the main focus. No off premise advertising will be promoted on the sign. However, city and county events could be displayed as well. Amber alerts and severe weather updates can also be displayed.

Coca-Cola has been a community partner in Jefferson City since 1905. They are simply asking to update the current sign, utilizing modern technology, to make the sign safer, more user friendly, and a better tool for not only Coca-Cola, but the community as a whole.

## SIGN AREA/HEIGHT VARIANCE

**POWERS OF THE BOARD OF AJUSTMENT 3-12.b.3.**

To grant variances to the maximum size provisions for temporary real estate signs and to the provisions of this chapter where topography or existing building(s) interfere with usual visibility.

**APPLICANT'S RESPONSIBILITIES 3-12b.3.a**

When requesting a variance, it shall be the responsibility of the applicant to show how the sign, property and/or particular circumstance fully meets all of the findings the Board is required to make.

**GENERAL FINDINGS 3-12.B.3.b**

Before granting any sign variance, the Board shall find the proposed variance, if granted, would:

		YES	NO
1.	Not eliminate an adequate supply of light or air to adjacent property nor endanger the safety of the public.		
2.	Not be unduly injurious to the use and enjoyment of adjacent property nor would it substantially diminish property values in the neighborhood.		
3.	Not permit obtrusive or incompatible signs to injure the character of the neighborhood.		
4.	Not obstruct significant views and vistas.		
5.	Not obstruct vision where such obstruction could create a traffic hazard.		
6.	Be in keeping with the general spirit and intent of this chapter.		

**SPECIFIC FINDING 3-12.B.3.d**

In addition to the general findings, the Board shall also find:

	YES	NO
The topography or existing buildings do, in fact, interfere with usual visibility.		

**EXTENT OF VARIANCE LIMITED 3-12.B.3.e**

A variance, if granted, shall be limited to the minimum variance necessary to resolve, in whole or in part, the particular problem of the applicant.

**CONDITIONS 3-12.B.3.f**

In granting a variance, the Board may impose such conditions upon the sign and/or the premises receiving the variance as may be necessary to ensure that the findings are met.

## City of Jefferson

Department of Planning & Protective Services  
320 E. McCarty St.  
Jefferson City, MO 65101



## Carrie Tergin, Mayor

Janice McMillan, AICP, Director  
Phone: 573-634-6410  
Fax: 573-634-6562

February 24, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Board of Adjustment will meet at 7:30 a.m. on the morning of Tuesday, March 8, 2016, in the Council Chambers of the John G. Christy Municipal Building, 320 E. McCarty Street, to consider the following item of business:

**Case No. B16001 – 604 Jefferson Street; Signage Variance.** Application filed by Jefferson City Coca-Cola Bottling Company, property owner, Jacob Vogel, authorized representative, for the following:

1. A variance from the prohibition of roof mounted signs (Section 3-5.A.11).
2. A variance from the maximum sign area to permit a building mounted sign size of 568 square feet (Section 3-4.A.1).

The purpose of the request is to permit the modification of an existing nonconforming roof mounted sign with an electronic message center. The property is located at the southwest corner of Jefferson Street and Highway 50/63 and is described as Inlots 804 and 805 and part of Inlots 803 and 806, Jefferson City, Missouri (Piros Signs, Consultant).

As an adjoining landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, but written comments will be made part of the official record. Written comments may be directed to the Board of Adjustment in one of the following ways:

e-mail: [jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
fax: Department of Planning & Protective Services, Planning Division, 573-634-6457  
mail: Department of Planning & Protective Services / Planning Division  
John G. Christy Municipal Building, 320 E. McCarty Street, Jefferson City, MO 65101

Written comments must be received before 5:00 p.m. Monday, March 7, 2016 and will be copied and distributed to Board members at the meeting. Correspondence and other items received at the time of the meeting will be included in the official record, but may be delivered to the Chairman only; there is no guarantee that copies will be made for distribution to all Board members. Interested parties who are unable to provide written comment in advance are invited to deliver their comments to the Board Chairman at the time of the meeting.

Information regarding this case may be viewed on the Board of Adjustment webpage at:  
<http://www.jeffersoncitymo.gov/pps/planning/boardofadjustment.html>

If you have any questions concerning this matter, please feel free to contact me at 573-634-6410.

Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP  
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

MID - OHIO SECURITIES CORP  
FBO RICHARD S GRONER IRA  
425 CEDAR CREEK CT  
JEFFERSON CITY, MO 65101  
211 W MILLER ST  
212 W ELM ST  
210 W ELM ST  
518 WASHINGTON ST  
208 W ELM ST  
206 W ELM ST  
214 W ELM ST

OLD MUNICHBURG ASSOCIATION OF JEFF  
PO BOX 105806  
JEFFERSON CITY, MO 65110  
WASHINGTON ST

CENTRAL TRUST BANK  
238 MADISON ST  
JEFFERSON CITY, MO 65101  
500 JEFFERSON ST  
510 JEFFERSON ST  
512 JEFFERSON ST  
113 W MILLER ST  
500 MADISON ST

NOBLE, JACK E III  
138 DOUGLAS DR  
JEFFERSON CITY, MO 65109  
514 JEFFERSON ST

CITY OF JEFFERSON  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
117 W MILLER ST

CENTRAL DAIRY CO  
610 MADISON ST  
JEFFERSON CITY, MO 65101  
610 MADISON ST

BUESCHER, BARBARA J  
429 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
611 JEFFERSON ST

W R G INC  
2005 BIRCH DR  
JEFFERSON CITY, MO 65109  
615 JEFFERSON ST

V H D INC  
3101 S PROVIDENCE RD  
COLUMBIA, MO 65203  
629 JEFFERSON ST

PRAIRIE FARMS DAIRY INC  
610 MADISON ST  
JEFFERSON CITY, MO 65101  
113 E DUNKLIN ST  
117 E DUNKLIN ST  
126 W DUNKLIN ST  
626 JEFFERSON ST

MEYER, DONALD EDWARD  
TRUSTEE  
2108 TANNER BRIDGE RD  
JEFFERSON CITY, MO 65101  
610 JEFFERSON ST

JEFFERSON CITY COCA - COLA BOTTLING CO  
604 JEFFERSON ST  
JEFFERSON CITY, MO 65101  
604 JEFFERSON ST (*SUBJECT PROPERTY*)  
603 WASHINGTON ST

FREEMAN, D ROBERT  
RITA J BRANCH  
9804 RT C  
LOHMAN, MO 65053  
602 WASHINGTON ST  
604 WASHINGTON ST  
207 W ELM ST  
209 W ELM ST  
211 W ELM ST

DUFUR, BRETT R  
PO BOX 2  
ROCHEPORT, MO 65279  
606 WASHINGTON ST

HALLUM, KENNETH E  
208 W CEDAR WAY  
JEFFERSON CITY, MO 65101  
208 W CEDAR WAY

GREEN INDUSTRIES INC  
PO BOX 104656  
JEFFERSON CITY, MO 65110  
214 W CEDAR WAY

EICHHOLZ, ALLEN C & DIANA L  
1401 BALD HILL RD  
JEFFERSON CITY, MO 65101  
212 W DUNKLIN ST

HOPKINS, TOMMY D  
PO BOX 105245  
JEFFERSON CITY, MO 65110  
210 W DUNKLIN ST

KUSTER, MARIAN F, TRUSTEE  
1105 EASTLAND DR  
JEFFERSON CITY, MO 65101  
200 W DUNKLIN ST

PAGE 7 GROUP L L C  
809 PRIMROSE LN  
JEFFERSON CITY, MO 65109  
612 WASHINGTON ST

BANANA MOON ENTERPRISES L L C  
188 PARTIDGE LN  
HOLTS SUMMIT, MO 65043  
610 WASHINGTON ST  
608 WASHINGTON ST

Case No. B16001  
604 Jefferson Street  
Sign Variance

185 ft. Notification Buffer

