

2. A proposed variance to allow for the monument sign to be illuminated in a residential zoning district.

1. Open Public Hearing by Chair
Chairman Riehle opened the public hearing and introduced the case.
2. Swearing in of any person who may wish to speak for or against the application
Chairman Riehle swore in applicant, Jerry and Jo Applegate.
3. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
None
4. Entering of exhibits into the record:
 - a. *Staff Report*
 - b. *Application for Variance*
 - c. *Variance Permit and Receipt*
 - d. *Notice of Public Hearing in the Daily Record Newspaper*
 - e. *Jackson County paid tax receipt*
 - f. *Deed to property*
 - g. *Sign plan and supporting plan documents**Chairman Riehle introduced the exhibits into the record.*
5. Introduction of application by staff
Director of Community Development, Ray Haydaripoor, introduced the case. Haydaripoor states that the applicant, Jerry Applegate is requesting two variances – (1) A proposed variance to allow for the height of the monument sign to exceed the five feet maximum allowed in a residential zoning district by one foot and eleven inches and (2) A proposed variance to allow for the monument sign to be illuminated in a residential zoning district.

Jerry Applegate, the pastor of Lane Avenue Baptist Church, is requesting two variances for a monument sign in an R-1 zoning district. The new monument sign will be located at the same location as the current one shown in Figure 1. The replacement of the existing sign with a new one will void the sign's legal nonconformity.

Haydaripoor mentions that a CUP application for the same sign was submitted to the Planning and Zoning Commission last month. It was approved 5-0.
6. Presentation of variance application by applicant
Applegate states that the church is trying to replace the existing sign with a new one that is computerized. One of the main reasons they want to do this is so that Applegate won't have to go out and change the message himself. He states that the existing sign also has limited space and therefore the messages is limited as well.

Applegate states that the current sign is already illuminated, and the new sign will have a feature where it will dim the lighting at night. Applegate states that because of street/sidewalk improvements along 87th Street, their existing sign is lower than it once was – this is the reason why they need the additional height.

7. Request for public comment

Chairman Riehle swore in Ward 5 Alderman Bonnaye Mims.

Alderman Mims states that she is in full support of the church's proposed sign improvements.

8. Rebuttal, if necessary, by the applicant.

None

9. Summary of additional information by staff

Mr. Haydaripoor states that City Staff recommends approval of Case No. BZA 2019-01, Variance from Sec. 50-490 and Sec. 50-493 of the City of Raytown Zoning Regulations.

10. Board discussion

Cook asks if staff has any recommended conditions for approval.

Haydaripoor states that staff does not have any conditions.

11. Close public hearing

Chairman Riehle closed the public hearing.

12. Board decision to approve, conditionally approve or deny the application

a) Motion – Murray

b) Second – Apprill

c) Additional Board Discussion - None

d) Vote – **Motion carried 4-0**

6. Other Business – None

7. Set Tentative Future Meeting Date – Chairman Riehle sets a tentative future meeting date of Thursday, June 13th at 7pm.

8. Adjourn – Chairman Riehle made a motion to adjourn.