

**PARKVILLE BOARD OF ZONING ADJUSTMENT**

Wednesday, November 19, 2008, 5:30 p.m.  
City Hall Boardroom  
8880 Clark Avenue, Parkville, Missouri

**Minutes**

**ITEM 1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 5:32 p.m.

**ITEM 2. ROLL CALL**

Members present:

Chairman Tom Johnson  
Marvin Ferguson  
Mark Sherwood  
David House  
Ken Wright (Alternate)

Members present but late and did not sit with the Board:

Spencer Keesee, present, was late due to daughter's surgery

Also present:

Sean Ackerson, Community Development Director  
Tracy Sisney, Department Assistant  
5 persons in the audience

**ITEM 3. GENERAL BUSINESS**

Item 3.A. Approval of the agenda.

**Mr. Ferguson motioned to approve the agenda as written. Mr. House seconded the motion. By voice vote, the motion passed 5-0.**

Item 3.B. Approval of the minutes of the January 23, 2008 Board of Zoning Adjustment meeting.

**Mr. Ferguson motioned to accept the minutes as published. Mr. House seconded the motion. By voice vote, the motion passed 5-0.**

**ITEM 4. PUBLIC HEARING**

Item 4 A. Case No. BZA08-02 Public hearing to consider a variance allowing encroachment in to the required front-yard setback in an "R-4" District. **21 West 5<sup>th</sup> Street.**

Chairman Johnson deferred to Community Development Director, Sean Ackerson for the staff report. Ackerson stated that a hearing was required for a request for a special exception. Specifically to reduce the front yard set back to accommodate a new front porch. Generally, the porch sets into the 15' front yard set back, which under supplementary regulations, accommodations for an average, particularly in the old town area, where a majority of the lots are non-conforming, the average on this block is approximately 11', but this house in particular sets back farther than normal which would adjust it to the norm of 11'. Without that, it would have

meant a much smaller impact. Staff suggests in this instance, there were no negative impacts, only positive impacts.

Director Ackerson explained that the Board has to determine if they are in agreement that this is a non-conforming set back as one motion and if all agree, then will allow the vote for a special exception.

Chairman Johnson opened the hearing to the public.

Andy Smith, 7814 NW Pampas Lane, Kansas City, Missouri, stated that his parents owned the home and would like to add the porch to look as well as live better.

**Mr. Ferguson moved to approve the motion that the Board agreed this was a non-conforming setback. Mr. House seconded. Motion approved 4-0.**

**Note: Mr. Sherwood abstained from voting or speaking due to being a property owner within the 185' notice area.**

**Mr. Ferguson moved to approve the motion allowing encroachment on the front yard setback in a R-4 District. Mr. House seconded. Motion approved 4-0.**

**Note: Mr. Sherwood abstained from voting or speaking due to being a property owner within the 185' notice area.**

#### **ITEM 5. UNFINISHED BUSINESS**

None.

#### **ITEM 6. OTHER BUSINESS**

A. Election of 2008-2009 Board of Zoning Adjustment officers.

**Mr. House nominated Tom Johnson as Chairman for the 2008-2009 Board of Zoning & Appeals, Mr. Ferguson seconded. All in favor 5-0.**

**Chairman Johnson nominated Mark Sherwood as Vice Chairman, Mr. House seconded. All in favor 5-0.**

#### **ITEM 7. ADJOURNMENT**

Seeing no other business Chairman Johnson called for adjournment.

**Mr. Sherwood motioned to adjourn the meeting. Mr. Ferguson seconded the motion. By voice vote, the motion passed 5-0.**

The meeting adjourned at 5:45 p.m.

Submitted by: \_\_\_\_\_  
Tracy L. Sisney, Department Assistant