

**Parkville Board of Zoning Adjustment**  
**Regular Meeting Minutes**  
**City of Parkville, Missouri**  
Tuesday April 23, 2019 at 5:30 p.m.  
City Hall Boardroom

**1. Call to Order**

Chairwomen Carla Dods called the meeting to order at 5:30 p.m.

**2. Roll Call**

Board Members Present:

Carla Dods, Chairwomen

Russell Downing, Vice Chair

Marion Newcomer, Secretary

Jack Shafferman

A quorum of the Board of Zoning Adjustment was present.

Staff Present:

Stephen Lachky – Community Development Director

Shakedra Knight – Assistant to Community Development Director

**3. General Business**

**A. Approval of the April 23, 2019 Board of Zoning Adjustment meeting Agenda.**

Chairwomen Dods called for discussion on the proposed agenda. Seeing none she called for a motion to approve the agenda.

**Member Downing moved to approve the agenda, Member Shafferman seconded. Motion passed 4-0.**

**B. Approval of Minutes from the July 18, 2018 Board of Zoning Adjustment meeting.**

Chairwomen Dods called for discussion on the Regular Meeting Minutes. Seeing none she called for a motion to approve the minutes as published.

**Member Newcomer moved to approve the minutes, Member Downing seconded. Motion passed 5-0.**

**4. Public Hearing**

**A.** Application for variance for the reduction of "R-4" Mixed-Density Residential rear-yard setbacks to 5 feet for Lot 17 of Block 22 of the Parkville subdivision in the City of Parkville, Platte County, Missouri, in order to relieve practical difficulty/hardship due to the size and shape of the lot. *Case No. BZA19-01, Bryan and Julia Dehner, applicant.*

Director Lachky introduced item 4A and showed a map of the subject property. He gave the history and background of the previous variance granted. Lachky illustrated current photos of the foundation and explained that a fire on August 3<sup>rd</sup> destroyed the carriage house that existed. He cited the code, Section 401.050, regarding variance and explained the reason for the hardship request. He detailed conditions the Board of Zoning Adjustment should consider and provided examples of other properties with 5 feet setbacks. Lachky explained staff's conversation with the Fire Chief and the fire spread because it was not reported in a timely manner. Water volume was addressed. Moving forward Missouri American Water would be upgrading their system by expanding and replacing 2500 feet of water main.

Director Lachky said that public comments were received from residents at 404 & 406 Main St. Both were in support of the variance. Another comment received from an adjacent neighbor stated support for the variance but also offered suggestions to concerns of a future fire incident. Lachky explained staff requirements and reminded the Board that they could consider additional conditions in their decision.

Chairwomen Dods called for questions from the Board. Seeing none she opened the meeting for public comment.

Resident Soheil Anderson said she was against the variance and stated in detail, her concerns with lighting and the shadow on her backyard, her retaining wall, and repair costs.

Resident Ann McDena said retaining walls have collapsed in downtown, she approved of the variance and was excited for new families in the neighborhood.

Resident Jason Harris said he submitted a letter that was included in the packet. He generally spoke about being displaced by the fire. He said they had concerns but not ones that were preventative to the application request.

Chairwomen Dods called for additional questions. Seeing none she closed the public hearing.

Chair Dods called for questions from the Board.

Discussion focused on retaining walls and responsibility for repair.

**Member Downing moved to table the Application for variance for the reduction of "R-4" Mixed-Density Residential rear-yard setbacks to 5 feet for Lot 17 of Block 22 of the Parkville subdivision in the City of Parkville, Platte County, Missouri, to the May 28, 2019 BZA meeting, Member Newcomer seconded. Roll call vote passed the motion: 4-0.**

Discussion focused on what the Board wanted to see at the next meeting in order to make an informed decision.

## **5. Regular Business**

None

**6. Unfinished Business**

None

**7. Other Business**

A. Upcoming meetings & dates of importance:

- Planning and Zoning Commission Regular Meeting: Tuesday, May 14, 2019 at 5:30 p.m. and Tuesday June 11, 2019 at 5:30 p.m.
- Board of Aldermen Meeting: Tuesday, May 7, 2019 and Tuesday May 21, 2019 at 7:00 p.m.
- Board of Zoning Adjustment Meetings: Tuesday, May 28, 2019 and Tuesday June 25, 2019 at 5:30 p.m.

**8. Adjournment**

Seeing no further discussion, Chairwomen Dods called for a motion to adjourn.

**Member Downing moved to adjourn, Member Newcomer seconded. Motion passed: 4-0. Meeting adjourned at 6:46 p.m.**

Submitted by:

  
\_\_\_\_\_  
Stephen Lachky  
Community Development Director

4-23-19  
Date

  
\_\_\_\_\_  
Shakedra Knight  
Community Development Assistant

4-23-19  
Date