

**Parkville Board of Zoning Adjustment
Regular Meeting Minutes
City of Parkville, Missouri
Wednesday April 25, 2018 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
Ken Wright

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 25, 2018 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 Newcomer moved to approve the agenda, Member Wright seconded. Motion passed 5-0.

B. Approval of Minutes from the October 25, 2017 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.

Vice Chair Downing moved to approve the minutes, Member Shafferman seconded. Motion passed 5-0.

4. Public Hearing

- A. Application for variance for the reduction of "R-1" Single-Family Residential district rear-yard setbacks from 50 feet to 30 feet for lot 113 in The Bluffs 7th Plat subdivision in the City of Parkville, Platte County Missouri, in order to relieve practical difficulty / practical hardship due to exceptional topographical conditions. Case # BZA 18-01, Nancy & Trevor Booth, applicant.

Chairwomen Dods read item 4A and then asked Director Lachky to present. Director Lachky said the application was a variance request for rear reduction and the reason was due to steep topography. He said typically building setback lines were displayed on the plot plan and since they were not, staff was required to use the building standards in the Development Code. Lachky explained the purpose of residential zoning requirements were to establish public versus private property. He illustrated the table of setback requirements, said they were adopted in 1964 and explained what each represented.

Director Lachky explained the development process in following setbacks and the option to use the plan. He said because there was no setback on the plat, "R-1" requirements had to be used. Lachky illustrated properties with setbacks reductions in Thousand Oaks Subdivision. He confirmed the public notice requirements were met and then he reviewed variance requirements. He said staff was unsure whether previous Community Development staff interpreted building setbacks based only on what was shown on recorded plats, but suspected that to be the case. Lachky explained that many homes in other subdivisions of The Bluffs did not meet the required 50 ft. rear-yard setback for that district. Lachky referenced a letter from the applicants and pointed out their architect recommended the proposed home's foundation was reinforced with 18-in. diameter concrete piers and that a 30 ft. rear setback would require less earth movement and eliminate removing a couple of trees.

Staff did not see any substantial adverse effects affecting the rights of adjacent property owners. Lachky explained property owners of Lots 112, 113, and 114 would not be adversely affected since the existing setbacks would remain. He pointed out that Lot 116 was setback 85-90 ft. from the rear property line. He said the variance would provide a 115-120 ft. buffer space as opposed to a 135-140 ft. buffer.

Director Lachky described the topography on the proposed property and then pointed out Parkville subdivisions with 20-30 ft. setbacks. He said staff recommended granting the variance and reviewed the criteria. He said the applicant was not present but affected neighbors were in favor of the request.

Chairwomen Dods called for questions.

Member Wright asked the effect of the application on Lot 116. Director Lachky said it should not affect the property. He said the existing home on Lot 116 was setback between 85-90 ft. from the rear property line and the variance would provide a 115-120 ft. buffer as opposed to a 135-140 ft. buffer space.

Chairwomen Dods called for additional questions. Seeing none she called for a motion.

Member Newcomer moved to approve the Application for variance for the reduction of "R-1" Single-Family Residential district rear-yard setbacks from 50 feet to 30 feet for lot 113 in The Bluffs 7th Plat subdivision in the City of Parkville, Platte County Missouri, in order to relieve practical difficulty / practical hardship due to exceptional

topographical conditions, Member Downing seconded. Roll call vote passed the motion: 5-0.

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 8, 2018 at 5:30 p.m. and Tuesday June 12, 2018 at 5:30 p.m.
- Board of Aldermen Meeting: Tuesday, May 1, 2018 and Tuesday May 15, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meetings: Tuesday, May 22, 2018 and Tuesday June 26, 2018 at 5:30 p.m.

8. Adjournment

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

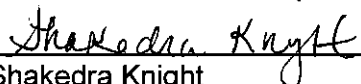
Member Wright moved to adjourn, Member Newcomer seconded. Motion passed: 5-0. Meeting adjourned at 5:52 p.m.

Submitted by:



Stephen Lachky
Community Development Director

4-25-18
Date



Shakedra Knight
Community Development Assistant

4-25-18
Date