

Parkville Board of Zoning Adjustment
Regular Meeting Minutes
City of Parkville, Missouri
Wednesday July 18, 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 July 18, 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 Shafferman moved to approve the agenda, Member Newcomer seconded. Motion passed 5-0.

B. Approval of Minutes from the April 25, 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.

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-3" Single-Family Residential district front-yard setbacks from 25 feet to 20 feet for Lot 596 of the Thousand Oaks Twelfth Plat subdivision in Parkville, Mo. in order to relieve practical difficulty / practical hardship due to exceptional topographical conditions. *Case No. BZA18-03, Tim Simpson, applicant.*

Director Lachky explained the Development Code in relation to the purposes and requirements of setbacks and then illustrated an example. He said the proposal requested a reduced front-yard setback which increased the building footprint and allowed the home to be five feet closer to the roadway. He pointed out the variance was requested due to the exceptional topography of the property and then showed images of the property. Lachky gave a history of the subdivision and explained that Lot 596 had remained undeveloped for 14 years as a result of the difficult topography. He explained that in April 2012 the variance requests for 12 lots were denied by the Board of Aldermen as a result of their concern for the visual impacts. Lachky said that in November 2016 the BZA reviewed applications for seven lots in the subdivision and the lots in the cul-de-sac were approved. Lachky provided the details that public notice requirements were met. He illustrated aerial images of the subject property, showed homes in phase 13B with the variance and showed properties in the city with the front-yard setback. He pointed out the unique circumstance, topography, hardship and research and stated that staff recommended approval based on those issues.

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

Resident Eric Caster said he was concerned with lot 597. Chair Dods asked Mr. Caster to address his concerns after the next item, lot 597, was presented.

Discussion focused on neighboring lots setbacks and visual impact.

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

Member Shafferman moved to approve the Application for Variance for the reduction of "R-3" Single-Family Residential district front-yard setbacks from 25 feet to 20 feet for Lot 596 of the Thousand Oaks Twelfth Plat subdivision in Parkville, Mo. in order to relieve practical difficulty / practical hardship due to exceptional topographical conditions, Member Downing seconded. Roll call vote passed the motion: 5-0.

- B. Application for Variance for the reduction of "R-3" Single-Family Residential district front-yard setbacks from 25 feet to 20 feet for Lot 597 of the Thousand Oaks Twelfth Plat subdivision in Parkville, Mo. in order to relieve practical difficulty / practical hardship due to exceptional topographical conditions. *Case No. BZA18-04, Gabe Houston, applicant.*

Director Lachky introduced the item. He pointed out the differences from item 4A. He illustrated neighboring homes and other homes with the requested setback. He said staff looked at unique conditions, effects on adjacent property owners and aesthetics. He said based on those issues and staff research staff recommended approval of the application.

Chairwomen Dods called for questions. Seeing none she invited public comments.

Resident Eric Caster asked the required side-yard setback. Lachky said it was fifteen feet at the minimum. Mr. Caster also pointed out his concern for the steep grading and safety issues in the rear-yards of neighboring homes.

Member Newcomer moved to approve the Application for variance for the reduction of "R-3" Single-Family Residential district front-yard setbacks from 25 feet to 20 feet for Lot 597 of the Thousand Oaks Twelfth Plat subdivision in Parkville, Mo. 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, August 14, 2018 at 5:30 p.m. and Tuesday September 11, 2018 at 5:30 p.m.
- Board of Aldermen Meeting: Tuesday, August 7, 2018 and Tuesday August 21, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meetings: Tuesday, August 28, 2018 and Tuesday September 25, 2018 at 5:30 p.m.

8. **Adjournment**

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

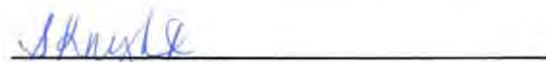
Member Downing moved to adjourn, **Member Wright** seconded. Motion passed: 5-0.
Meeting adjourned at 6:12 p.m.

Submitted by:



Stephen Lachky
Community Development Director

7-18-18
Date



Shakedra Knight
Community Development Assistant

7-18-18
Date