

Parkville Board of Zoning Adjustment
Regular Meeting Minutes
City of Parkville, Missouri
Tuesday October 25, 2017 at 5:30 p.m.
City Hall Boardroom

1. Call to Order

Vice Chair Russ Downing called the meeting to order at 5:30 p.m.

2. Roll Call

Board Members Present:

Carla Dods, Chair
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 October 25, 2017 Board of Zoning Adjustment meeting Agenda.

Chair 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 5-0.

B. Approval of Minutes from the September 26, 2017 Board of Zoning Adjustment meeting.

Chair 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 Shafferman seconded. Motion passed 5-0.

4. Public Hearing

- A. Application for variance for an after-the-fact reduction of front-yard setbacks from 25 feet to 21 feet for all of lot 668 and 669, Thousand Oaks Phase 13B, a subdivision in the City of Parkville, Platte County, Missouri, in order to relieve practical difficulty/practical hardship due to a surveying error. *Case # BZA 17-04, Rob Young, RL Buford & Associates, applicant.*

Chair Dods introduced item 4A and then invited Director Lachky to present it. Lachky illustrated the general location and gave a background on phase 13B. He provided setback examples and showed an aerial view of the phase. Lachky explained the footage difference between collector roads versus local roads and then showed images of the two lots. The plats were illustrated as Lachky explained the error by the surveyor and the oversight by staff. He said homes were constructed on both lots but were non-conforming according to "R-3" setback standards. He said that prevented the city from being able to issue a certificate of occupancy; he noted other factors that resulted from the non-conformance. Director Lachky provided additional background on the "R-3" district and Thousand Oaks subdivision variances. He addressed the standards for review and explained variances should be granted only in unique circumstances. He noted the unique circumstance was surveyor error and not intentional. Staff did not see any substantial adverse effects. Lachky illustrated the homes. He noted they were the only two facing N. Nevada Avenue and that there were no noticeable dissimilarities between homes in adjacent lots. Parking availability was illustrated. Lachky pointed out how the variance would not oppose the general spirit and intent of the Development Code. He noted other examples within Thousand Oaks that had 20 ft. setbacks and stated the variance would not be a precedent. Staff concluded with its recommended.

Chair Dods called for questions. Seeing none she opened the meeting to public comments.

Perspective home owner of lot 668, Adam Rossbach, said he talked to nearby neighbor and no one expressed an issue with the variance being granted.

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

Member Newcomer moved to approve the Application for variance for an after-the-fact reduction of front-yard setbacks from 25 feet to 21 feet for all of lot 668 and 669, Thousand Oaks Phase 13B, a subdivision in the City of Parkville, Platte County, Missouri, in order to relieve practical difficulty/practical hardship due to a surveying error, 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 November 14, 2017 at 5:30 p.m. and Tuesday December 12, 2017 at 5:30 p.m.

- Board of Aldermen Meeting Tuesday, November 7, 2017 at 7:00 p.m. and Tuesday, November 21, 2017 at 7:00 p.m.
- Board of Zoning Adjustment Meetings: Tuesday, November 28, 2017 at 5:30 p.m. December meeting TBD.

8. Adjournment

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

Member Wright moved to adjourn, Member Newcomer seconded. Motion passed: 5-0.
Meeting adjourned at 6:02 p.m.

Submitted by:



Stephen Lachky
Community Development Director

10-25-17
Date



Shakedra Knight
Community Development Assistant

10-25-17
Date