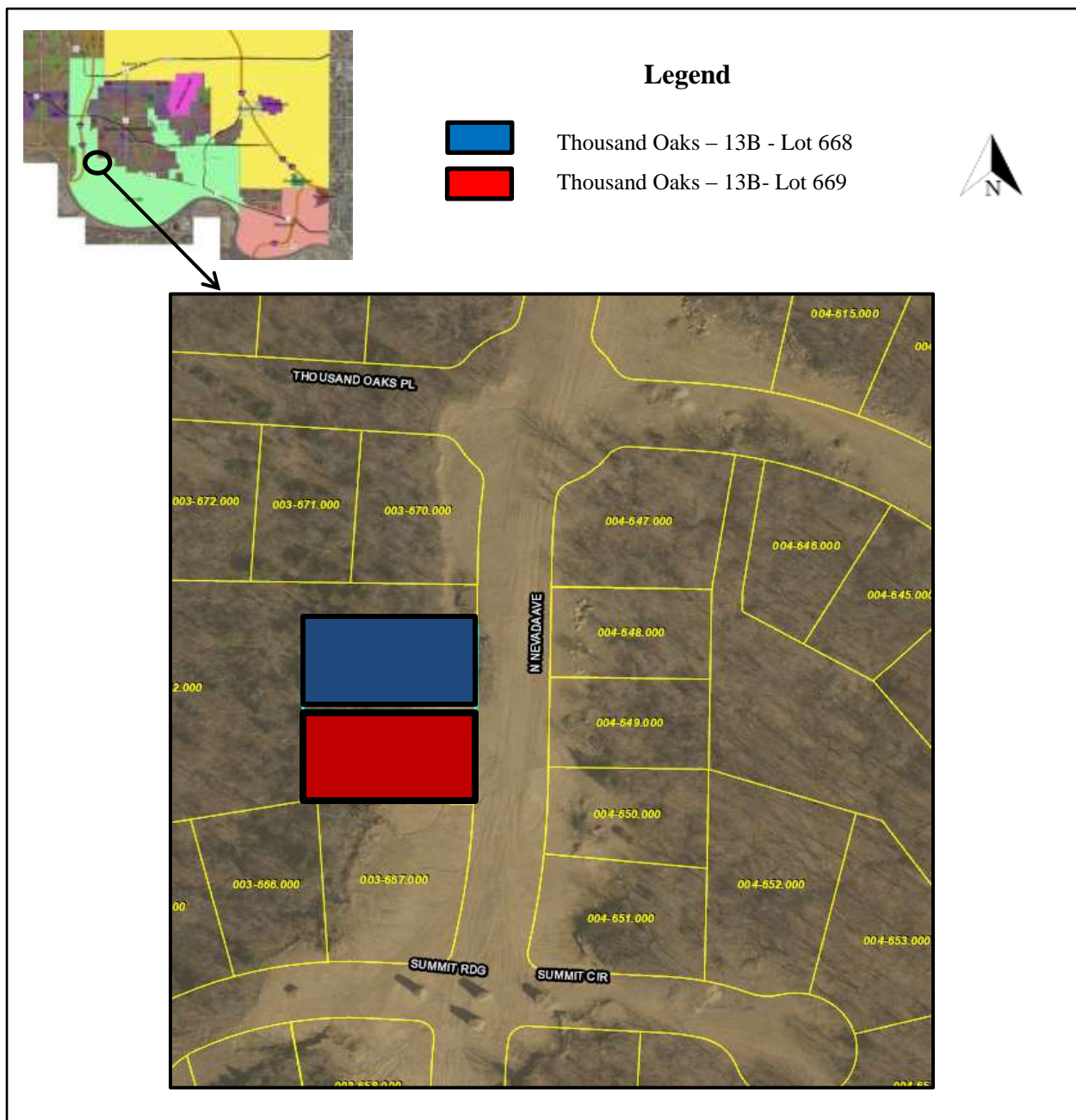


Public Hearing Summary For 10-25-2017 Hearing

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 surveying error. Case No. BZA17-04, RL Buford & Associates, Rob Young, applicant.



The Parkville Board of Zoning Adjustment will hold a public hearing on Wednesday October 25, 2017 at 5:30 p.m. in the City Hall Boardroom, 8880 Clark Avenue, Parkville, Missouri 64152 to consider an after-the-fact variance for the reduction of front-yard setbacks from 25 feet to 21 feet for lots 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.

- Lots 668 and 669 of Thousand Oaks Phase 13B are zoned “R-3” Single-Family Residential, and are located south of Thousand Oaks 9th Plat and northwest of Thousand Oaks Sixteenth Plat.
- Lot 668 includes one parcel – Platte County parcel #20-9.0-29-300-003-668.000 (0.25 acres, more or less).
- Lot 669 includes one parcel – Platte County parcel #20-9.0-29-300-003-669.000 (0.25 acres, more or less).

The subject property area is shown below and may also be viewed in more detail online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.

The public hearing is open to members of the public and all interested parties are welcome to attend and express opinions before the Board of Zoning Adjustment. In addition, you are welcome to submit written comments to be distributed to the Board prior to the meeting. Written comments received by the Community Development Department on or before 5:00 p.m. Friday, October 13, 2017 will be included in the Board’s materials for consideration prior to the meeting. Comments received after that date will be handed out the night of the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, or e-mailed to slachky@parkvillemo.gov.

For additional questions, please contact the Parkville Community Development Department at 816-741-7676.

Additional online resources:

1. Public Hearing Summary - <http://parkvillemo.gov/public-hearings/>
2. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - a. Section 401.030 Administration and Review Bodies
 - b. Section 403.080 Variance
 - c. Chapter 404 Subdivision Regulations
 - d. Section 405.030 Standards Applicable to All Districts
3. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
4. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>