



BOARD OF ZONING ADJUSTMENT

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 27, 2024 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the Agenda for the August 27, 2024 Regular Meeting
 - B. Approval of the Minutes from the July 23, 2024 Regular Meeting
- 4. Public Hearing**
 - A. An Application for Variance to modify front-yard setback requirements on Lots 547, 548, and 550 of Thousand Oaks 12th Plat. *Case No. BZA 2024-02; David Barth, Forest Park Development, Applicant.*
- 5. Regular Business**
- 6. Unfinished Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Planning and Zoning Commission Regular Meeting: Tuesday, September 10 at 5:30 p.m.
 - Board of Aldermen Meeting: Tuesday, September 3 and September 17 at 7:00 p.m.
 - Board of Zoning Adjustment Meeting: T.B.A.
- 8. Adjournment**

Posted Date & Time: August 22, 2024 2:00 p.m. By: BS

PARKVILLE BOARD OF ZONING ADJUSTMENT

Regular Meeting Minutes
City of Parkville, Missouri
Tuesday, July 23, 2024 5:30 PM
City Hall Board Room

1. Call to Order

Chair McCaffrey called the meeting to order at 05:30 PM.

2. Roll Call

Members Present:

Kenneth Roberson
Corky McCaffrey
Clint Jayne
Robert Unger
Russ Downing

Absent:

Jackson Carrizzo
Kara Ramirez

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner
John Mautino, City Attorney

3. General Business

A. Approval of the agenda for July 23, 2024

ACTION: Kenneth Roberson moved to approve, Clint Jayne seconded. Motion Passed: 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Clint Jayne, Robert Unger, Russ Downing

NOES: None

ABSTAIN: None

B. Approval of the minutes from the March 26, 2024 meeting

ACTION: Kenneth Roberson moved to approve, Clint Jayne seconded. Motion Passed: 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Clint Jayne, Robert Unger, Russ Downing

NOES: None

ABSTAIN: None

4. Public Hearing

- A. Application for variance to reduce required setbacks to construct a single-family residence. *Case No. BZA 2024-01, Russ Groshans, Casa Bella Construction, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, provided an overview of the project. He stated the application before the board is for a variance on a 0.16-acre undeveloped property located near Cross Road, currently zoned R-1 Single-Family Residential. The applicant seeks deviations from the standard R-1 zoning requirements to build a single-family home, including reductions in lot area, width, and building setbacks. After review, staff recommends approval of the variance application.

BOARD DISCUSSION & ANALYSIS

Board Member Unger stated that he had concerns about the adjoining property owner maintaining the subject property and having an expectation of possession.

DEVELOPER'S PRESENTATION

Russ Groshan, 6512 NW Eastside Dr, applicant stated that the property was owned by his business partner before conveying the property to the rental company. The business partner never made intimated that it wouldn't be developed. He stated that this would have a positive effect on the property to the east.

MOTION

ACTION: Kenneth Roberson moved to approve, Russ Downing seconded. Motion Passed: 4-0-1.

AYES: Kenneth Roberson, Corky McCaffrey, Clint Jayne, Russ Downing

NOES: None

ABSTAIN: Robert Unger

5. Other Business

- A. Upcoming Meetings:

- Board of Zoning Adjustment Meeting: Tuesday, August 27 at 5:30 p.m.

6. Adjournment

Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date

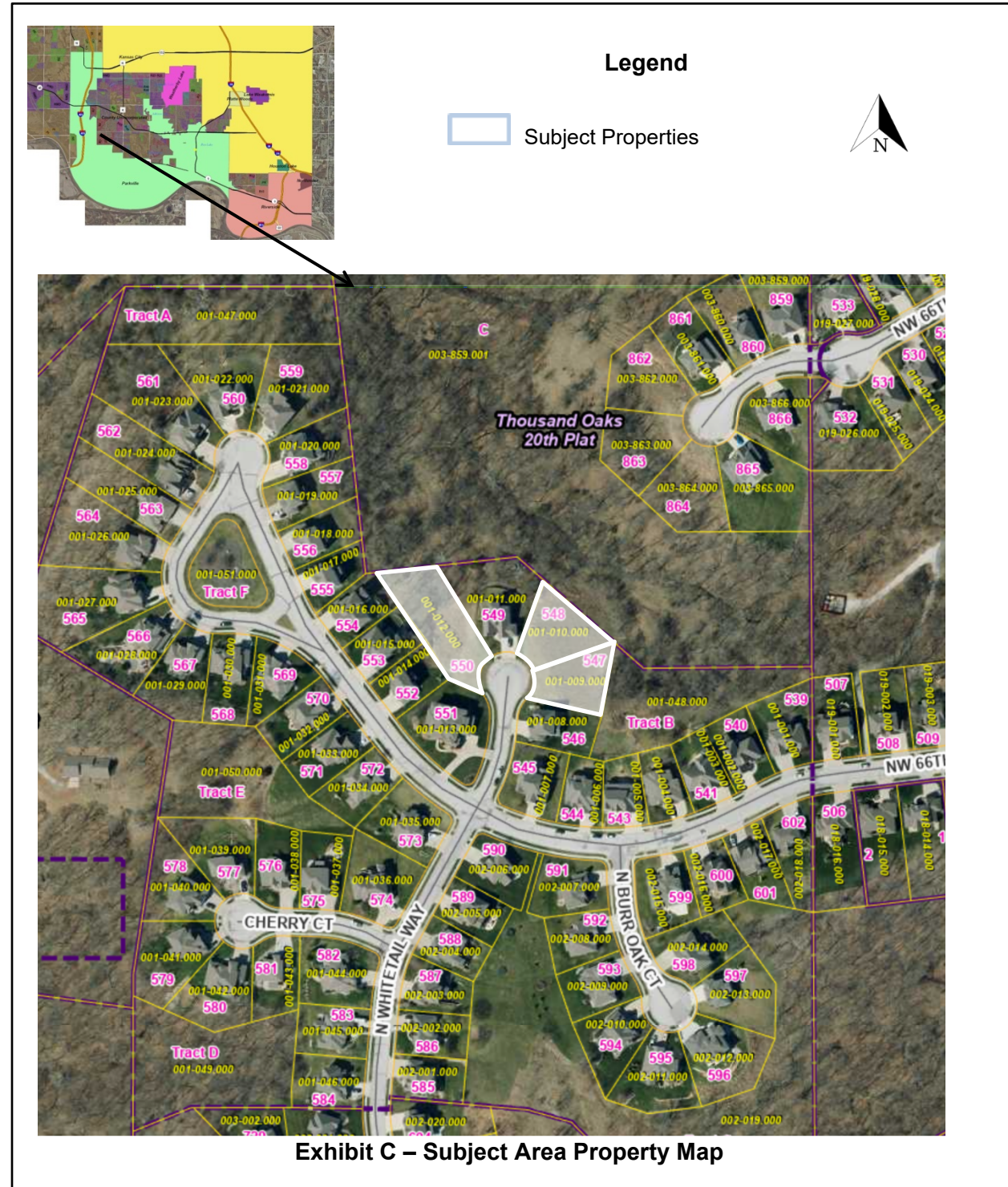


Staff Analysis

- Agenda Item: 4.A.
- Proposal: Application for variance to reduce front-yard setback requirements from 25' to 20' on Lots 547, 548, and 550 of Thousand Oaks 12th Plat.
- Staff Recommendation: Approval
- Case No: BZA 2024-02
- Applicant: David Barth, Forest Park Development
- Owner: Forest Park Development
- Zoning: "R-3" Single-Family Residential
- Parcel #s: Platte County parcels no. 20-4.0-19-400-001-012.000, 20-4.0-19-400-001-010.000, and 20-4.0-19-400-001-009.000
- Exhibits:
- A. This Staff Report
 - B. Application for Variance
 - C. Subject Property Area Map
 - D. Mailed Hearing Notice
 - E. 185' Addresses
 - F. Photo of Public Hearing Sign
 - G. Affidavit of Publication in The Platte County Citizen on July 31, 2024
 - H. Additional exhibits as may be presented at the public hearing
- By Reference:*
- A. Parkville Master Plan – <http://parkvillemo.gov/departments/community-development-department/master-plan/>
 - B. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 - a. Section 401.030 Administration and Review Bodies
 - b. Section 403.080 Variance
 - c. Section 405.010 Zoning Districts Established
 - d. Section 405.020 Districts and Uses
 - C. Hearing notice published in The Platte County Citizen newspaper on July 31, 2024
 - D. Public hearing announcement posted on the City webpage - <http://parkvillemo.gov/government/public-hearings/>
- Comments Received: The Community Development Department has not received any public comment letters as of the date of this staff analysis report.

Overview

The subject properties are located along the cul-de-sac of N Whitetail Way, north of its intersection with NW 66th Street. These properties include three parcels — Platte County parcels #20-4.0-19-400-001-012.000 (0.48 acres, more or less) , 20-4.0-19-400-001-010.000 (0.32 acres, more or less), and 20-4.0-19-400-001-009.000 (0.29 acres, more or less) — and are zoned “R-3” Single-Family Residential. The subject properties are currently undeveloped. The Applicant is proposing a 5’ reduction in the required front-yard setback, from 25’ to 20’.





2016 Photo of Property (Provided by Staff)

The Thousand Oaks 12th Plat was approved by the Board of Aldermen on September 21, 2004 via Ordinance No. 2150 and later revised on February 20, 2007 via Ordinance No. 2323 to include the acceptance of proposed easements and right-of-way dedication. The applicant had previously applied for the same variance for Lots 539, 540, 546-561, 577-580 and 595-597 of the Thousand Oaks 12th Plat on April 4, 2012 (Case No. BZA12-01). A motion failed (3-3 vote) to approve the variance request due to reasons including, but not limited to:

- Preserving aesthetics and view sightlines along the street
- Several adjacent lots had homes already built at the 25 ft. setback

The applicant had previously applied for the same variance for Lots 547, 548, 550, 552, 555, 596, and 597 of the Thousand Oaks 12th Plat on November 10, 2016 (Case No. BZA16-05). A motion passed (4-0 vote) to deny the variance request due to similar reasons as the 2012 case.

Since 2016, Lots 552, 555, 596, and 597 have developed, leaving Lots 547, 548, and 550, the lots requested in the variance, as the sole undeveloped lots in the Thousand Oaks 12th Plat.

The owner wishes to construct a single-family residence on each of the lots. Table 405-3: Height, Area and Bulk Standards of the Parkville Municipal Code sets the standards for building setbacks. The "R-3" zoning district requires a front-yard setback of 25 feet. The Applicant states that the topography of these lots makes a 25-foot front-yard setback unfeasible. The Applicant notes that the properties have been unable to be developed in 20 years, since the 2004 platting of the 12th Plat. As a result, an Application for Variance has been submitted for consideration by the BZA to reduce the required front-yard setback from 25' to 20' in order to relieve practical difficulty/hardship due to existing zoning standards.

Review and Analysis

The application has been reviewed against the Parkville Municipal Code. Variances are a process to provide relief from strict interpretation of the standards of the Development Code — including applicable height, area, and bulk standards — which when applied to a particular property and in a specific context, could create an unnecessary hardship and practical difficulty on reasonable use of the property.

Per Section 401.030, Subsection D. of the Parkville Development Code, the Board of Zoning Adjustment shall have and perform all powers and duties authorized by RSMo. Chapter 89, as provided in Chapter 403, including but not limited to, hearing and deciding special exceptions to the terms of the development code where specifically stated and authorized; and authorizing (upon appeal in specific cases) a variance from the terms of the Development Code.

Per Section 403.080, a variance shall be reviewed and approved only on the finding that all of the following conditions are met (the following are staff's findings and conclusions):

1. The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action

Rolling terrain and bluffs are common throughout Parkville's city limits, and the Thousand Oaks 12th Plat of the Thousand Oaks subdivision development is no different to having these unique topographical conditions. However, one could argue the applicant put themselves in this position by platting the layout of the streets and lots of the Thousand Oaks 12th Plat in such a manner to create these challenges.

2. The granting of the variance will not adversely affect the rights of adjacent property owners or residents

Lots 547, 548 and 550 reside within the N. Whitetail Way cul-de-sac; as a result of being located and oriented at the end of a cul-de-sacs staff does not see the setback reduction of 5 ft. adversely affecting aesthetics and/or view sightlines of adjacent property owners. Property owners within one-hundred eighty-five (185) feet of the subject property have been notified of the time, place, and nature of the public hearing via certified mail. Staff has received no comments as of the completion of this staff report on August 22, 2024.

3. The strict application of the provisions of the zoning regulations for which the variance is requested will constitute unnecessary hardship or practical difficulties upon the property owner represented in the application

The hardship in this circumstance is the inability to safely develop single-family residences, as platted, graded and staked, based on the unique topographical conditions of the subject property, according to the area, width, depth and setback requirements of the applicable "R- 3" Single-Family Residential Zoning District. The reduction in front-yard setback from 25 feet to 20 feet allows flexibility to orient and position homes in a safer manner on each lot, away from the substantial elevation drop-offs in the rear yard of properties.

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare

The proposed reduction in front-yard setback from 25 feet to 20 feet does not appear to have a substantial impact on the intent of the front yard, which is to help establish private property from public property and provide adequate depth for private uses, including parking. The variance does not adversely affect minimum vehicle parking requirements

per Section 460.030 — at least two (2) vehicles would still be able to park at each single-family residential dwelling unit — as the City’s required parking depth of 18 ft. can still be accommodated. Additionally, the variance does not affect required aggregate separation between buildings for fire protection health, safety and welfare reasons.

5. Granting the variance would not be opposed to the general spirit and intent of this Code.

The Intent of the “R-3” Single-Family Residential zoning district is that it “provides residential living in a moderate-density neighborhood setting and more community character, with access to supporting uses, such as schools, churches, parks and other public facilities which reinforce residential neighborhoods. This district should be used generally for a variety of residential neighborhoods throughout the City.” Staff does not find a reduction of 5-feet in front-yard setback to be opposed to the intent of the “R-3” Single-Family Residential zoning district.

The Development Code cannot predict every circumstance and unique lot conditions can impose hardships on property owners. The Development Code allows for relief from Code requirements through the variance process as established in Section 403.080.

Staff Conclusion and Recommendation

Upon review of the application and supporting materials, staff recommends approval of the application for variance.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Variance, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Board of Zoning Adjustment should decide if the request will preserve the intent and consistency of the zoning regulations, the general welfare of the community and the rights of the adjacent property owners without setting a precedent that will negatively affect administration of the regulations. If granting approval, conditions may be set to further mitigate any effects of the variance.

End of Memorandum



Brad Stanton, AICP
Planner

8-22-2024
Date



Application #: BZA 2024-02
 Date Submitted: 7-9-2024
 Public Hearing: August 27, 2024
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Variance
 Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s) <u>FOREST PACT DEV</u>	Owner(s), if different from applicant(s)
Name: <u>DAVID BARTH</u>	Name: <u>SAME</u>
Address: <u>6014 N 9 HWY</u>	Address: _____
City, State: <u>PARKVILLE, MO 64152</u>	City, State: _____
Phone: <u>816-591-2550</u> Fax: _____	Phone: _____ Fax: _____
E-mail: <u>dbarth.kc@gmail.com</u>	E-mail: _____

Engineer/Surveyor(s), preparing plans & legal desc.	Contact Person, if different from applicant(s)
Name: _____	Name: _____
Address: _____	Address: _____
City, State: _____	City, State: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
E-mail: _____	E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____ Date: 7/9/24
Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Address and general location: Thousand Oaks 12th Plat - Lots 547, 548, 550,
 Attach a separate sheet with complete legal description of the property (if requested by Community Development Director).
 Zoning district: _____
 Present use of the property: SINGLE FAMILY RESIDENTIAL
 Proposed variance (or use with variance): _____

Attach a narrative addressing:

1. How the requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.
2. How the granted variance would not adversely affect the rights of adjacent property owners or residents.
3. How applying provisions of the zoning regulations for the requested variance constitutes unnecessary hardship or practical difficulties upon the property owner represented in the application.
4. How the variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare.
5. How granting the variance would not oppose the general spirit and intent of the City Code.

Last modified July 2023

3. Neighboring land use, zoning, character and effects of variance on each

	<u>Land use</u>	<u>Zoning</u>
North:	<u>SINGLE FAMILY HOUSES</u>	<u>RESIDENTIAL</u>
South:	_____	_____
East:	_____	_____
West:	_____	_____

General character of the neighborhood:
SINGLE FAMILY RESIDENTIAL

Effects of the requested variance on adjacent and neighboring properties:

Other comments or factors relating to this request:
REQUESTING A VARIANCE FOR A FRONT BUILD LINE FROM 25' TO 20'.

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- Complete legal description of the applicable property (if requested by the Community Development Director).
- Authorized signature of the applicant and property owner.
- Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of a site plan showing proposed variance in relation to property boundaries, existing and proposed topography, on and off-site, and other site features related to the proposed variance.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 7/19/24
Name/Title Date

Application Fee (25.0000): \$ 300.00 By: Check # 8498 MO# _____
 Credit Card _____ Cash _____

Date Paid: 7-9-2024 Received by: Jodi Kersten

Payment by: David Barth Final reimbursable costs paid (if applicable): _____ Date of Action: _____

Hearing notice published in: _____ Date of publication: _____

Board of Zoning Adjustment Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Parkville

Missouri

(816) 741-7676

REC#: 00078459 7/09/2024 3:51 PM

OPER: JK TERM: 002

REF#: 8498

PAID BY: David Barth

TRAN: 25.0000 Development Permit

BZA2024-02 David Barth

10 -41205-00

Development Permit 300.00CR

TENDERED: 300.00 CHECK

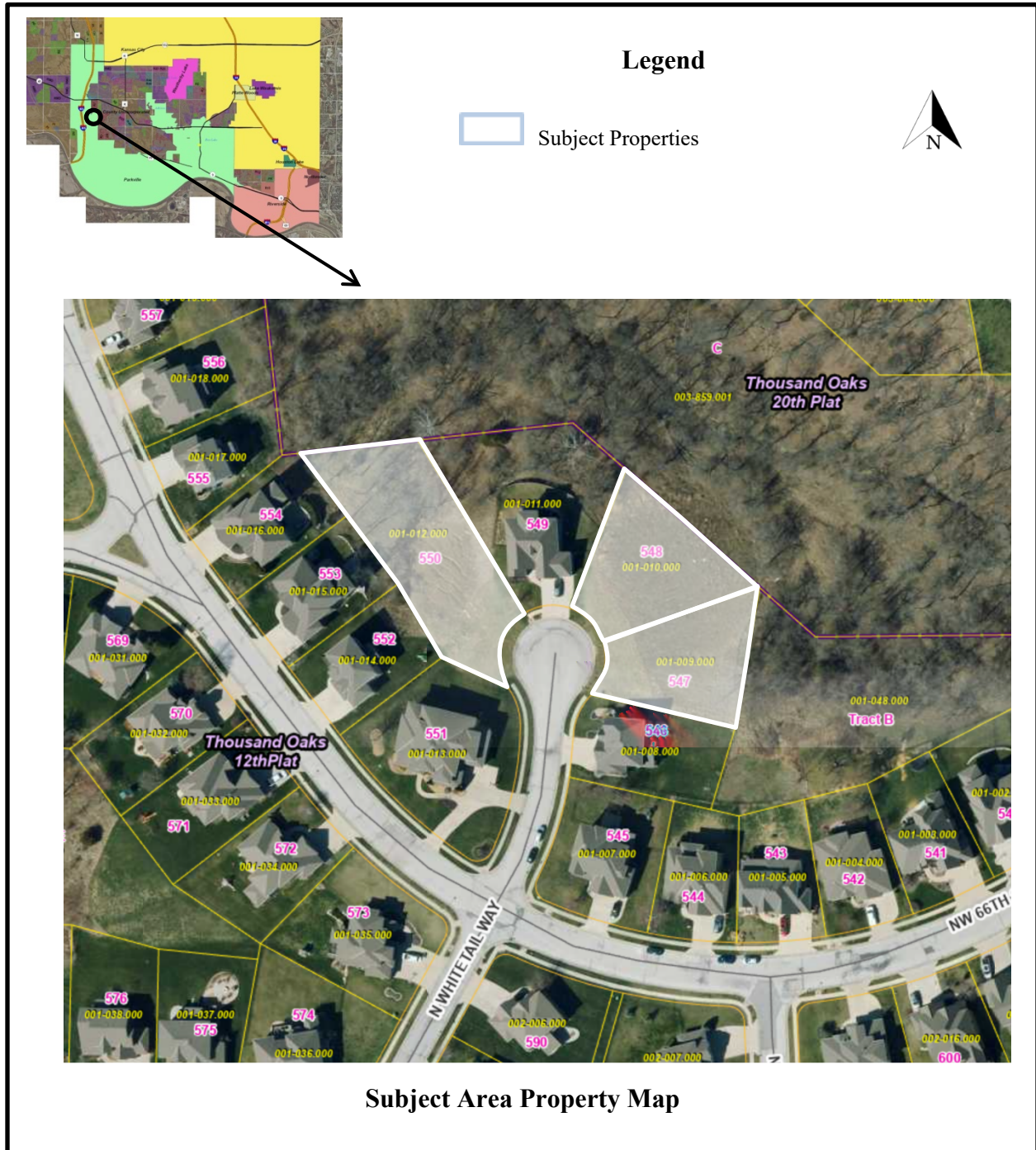
APPLIED: 300.00-

CHANGE: 0.00

DAVID B BARTH		8498	
6014 NW HWY 9 STE A		18-7163/3010	
PARKVILLE, MO 64152		32	
		Date <u>7/9/24</u>	
Pay to the		CHECK ARMOR	
Order of	<u>PARKVILLE CITY</u>		\$ <u>300</u>
	<u>Three Hundred Dollars + 00/100</u>		Dollars
NASB		Photo Safe Deposit	
NORTH AMERICAN SAVINGS BANK		Credit on Bank	
2707 PRAIRIE VIEW RD.			
PLATTE CITY, MO 64079			
For	<u>FOREST PARK VACANCE</u>		
⑆301071631⑆ 3216901848⑈ 8498			

Public Hearing Summary For August 27, 2024 Hearing

Application for variance to modify front-yard setback requirements to allow a single-family residence to be constructed, in order to relieve practical difficulty/hardship due to existing zoning district standards. Case No. BZA 2024-02, David Barth, Forest Park Development, applicant.



Dear Property Owner,

You are receiving this letter because County property records indicate you own property within 185' of the site.

The Parkville Board of Zoning Adjustment will hold a public hearing on Tuesday, August 27, 2024 at 5:30 p.m. in the Board Room at Parkville City Hall, 8880 Clark Avenue, Parkville, Mo. 64152 to consider an Application for Variance to modify front-yard setback requirements for three (3) lots to allow for the construction of a single-family residence on Lots 547, 548, and 550 of Thousand Oaks 12th Plat. These properties are generally located at the northern cul-de-sac of N Whitetail Way.

The subject properties include three (3) parcels — Platte County parcels #20-4.0-19-400-001-012.000, #20-4.0-19-400-001-010.000, and #20-4.0-19-400-001-009.000 — which are zoned “R-3” Single-Family Residential. The subject properties are currently undeveloped.

The subject property area 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 owner wishes to construct a single-family residence on each of the properties. The applicant is requesting a 5-foot reduction in the required minimum front-yard setback from 25 feet to 20 feet. The applicant states the existing grade of the lots is unbuildable under the zoning district standards. As a result, an Application for Variance has been submitted for consideration by the Board of Zoning Adjustment (BZA) in order to relieve practical difficulty/hardship due to existing lot conditions and zoning district standards.

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, August 23, 2024 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 bstanton@parkvillemo.gov.

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

Parcel	PropertyAddress	OwnerAddress1
20-4.0-19-400-001-003.000	14852 NW 66TH ST	SWANSON, REID & ELIZABETH
20-4.0-19-400-001-008.000	6520 N WHITETAIL WAY	KATZENBERGER, COLLEEN
20-4.0-19-400-001-002.000	14828 NW 66TH ST	NICHOLS, CHAD & VALERIE
20-4.0-19-400-001-034.000	14977 NW 66TH ST	MILLER, KYLE & CAROLYN
20-4.0-19-400-001-014.000	15012 NW 66TH ST	CHILDS, COLBY & KATIE
20-4.0-19-400-001-015.000	15024 NW 66TH ST	JOHNSON, JAY T & STACIE L
20-4.0-19-400-001-011.000	6549 N WHITETAIL WAY	TRIAS, ROBERTO A & ELISA A
20-4.0-19-400-001-017.000	15048 NW 66TH ST	MONACO, MANDY J TRUST
20-4.0-19-400-001-007.000	14948 NW 66TH ST	PETE, IRVIN & RACHEL A
20-4.0-19-400-001-005.000	14900 NW 66TH ST	LADESICH TRUST
20-4.0-19-400-001-016.000	15036 NW 66TH ST	WOLF, MICHELE L & DENNIS P
20-4.0-19-400-001-006.000	14924 NW 66TH ST	MURPHY, RICHARD LEE
20-4.0-19-400-001-048.000		THOUSAND OAKS HOMES ASSOCIATION INC
20-4.0-19-400-001-019.000	15072 NW 66TH ST	BARTOSH, STEVEN L & JILL A
20-4.0-19-400-001-018.000	15060 NW 66TH ST	COULTER, ELISABET M
20-4.0-19-400-001-013.000	15000 NW 66TH ST	SMITH, CHRISTOPHER H & EMILY W
20-4.0-19-400-001-033.000	15001 NW 66TH ST	BOLLINGER FAMILY TRUST
20-4.0-19-400-001-004.000	14876 NW 66TH ST	PADEN, BRADLEY M

OwnerAddress2

14852 NW 66TH ST
6520 WHITETAIL WAY
14828 NW 66TH ST
14977 NW 66TH ST
15012 NW 66TH ST
15024 NW 66TH ST
6549 N WHITETAIL WAY
15048 NW 66TH ST
14948 NW 66TH ST
14900 NW 66TH ST
15036 NW 66TH ST
14924 NW 66TH ST
6014 N HWY 9, STE B
15072 NW 66TH ST
15060 NW 66TH ST
15000 NW 66TH ST
15001 NW 66TH ST
14876 NW 66TH ST

OwnerAddress3

PARKVILLE, MO 64152-8718
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-8713
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-8735
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-8734
PARKVILLE, MO 64152-8713
KANSAS CITY, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-0000
PARKVILLE, MO 64152-8718

PUBLIC HEARING NOTICE
Request: Application for Variance to reduce front-yard setback by 5 feet
Considered by: Board of Zoning Adjustment
Case #: BZA24-02
Hearing Date: 08-27-2024
Time: 5:30 pm
All interested parties are welcome to attend and speak on this matter.
Hearing at Parkville City Hall, 8880 Clark Ave
Questions? Call 816-741-7676

The Platte County Citizen

Phone: (816) 858-5154

Post Office Box 888 • Platte City, MO 64079

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

Being duly sworn according to law, I state that I am the publisher/manager of The Platte County Citizen, a weekly newspaper of general circulation in the county of Platte, State of Missouri, where located; which has been admitted to the Post Office as second-class matter in Platte City, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of sixty-three years and has a list of bona fide subscribers voluntarily engaged as such who have paid a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050 Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

- 1st Insertion 3/15th Day of July 20 24
- 2nd Insertion _____ Day of _____ 20__
- 3rd Insertion _____ Day of _____ 20__
- 4th Insertion _____ Day of _____ 20__
- 5th Insertion _____ Day of _____ 20__

Publication Fee \$ _____

Will Johnson

Will Johnson, Publisher

Subscribed and sworn to before me
this 3/15th Day of July 20 24

Brittany Byrd

Notary Public

My Commission Expires: 2-14-2028

Public Hearing Notice: The Parkville Board of Zoning Adjustment (BZA) will hold a public hearing on Tuesday, August 27, 2024 at 5:30 p.m. in the City Hall Boardroom, 8880 Clark Avenue, Parkville, Missouri to consider a variance to modify front-yard setback requirements for three (3) lots to allow for the construction of a single-family residence on Lots 547, 548, and 550 of Thousand Oaks 12th Plat. The subject properties are addressed as 6529, 6532, and 6544 N Whitetail Way. The subject properties are Platte County parcels #20-4-0-19-400-001-009,000, 20-4-0-19-400-001-010,000, and 20-4-0-19-400-001-012,000. The subject property can be viewed in more detail online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>.

Published in the Platte County Citizen July 31, 2024

BRITTANY BYRD
Notary Public, Notary Seal
State of Missouri
Platte County
Commission # 24080028
My Commission Expires 02-14-2028