



BOARD OF ZONING ADJUSTMENT

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, April 28, 2026 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the April 28, 2026, regular meeting agenda
 - B. Approval of the Minutes for the November 25, 2025 Regular Meeting
- 4. Public Hearing**
 - A. Application for variance to allow an oversized accessory structure at 6614 NW Eastside Dr. (Case No. BZA2026-01); *David Erdwin, Applicant.*
- 5. Regular Business**
- 6. Unfinished Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Planning and Zoning Commission Regular Meeting: Tuesday, May 12, 2026 at 5:30 p.m.
 - Board of Aldermen Meetings: Tuesday, May 5 and May 19 at 6:00 p.m.
 - Board of Zoning Adjustment Meeting: Awaiting Applications
- 8. Adjournment**

PARKVILLE BOARD OF ZONING ADJUSTMENT

Regular Meeting Minutes

City of Parkville, Missouri

Tuesday, November 25, 2025 5:30 PM

City Hall Board Room

1. Call to Order

Vice-Chair Roberson called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Kenneth Roberson

Kara Ramirez

Clint Jayne

Robert Unger

Absent:

Corky McCaffrey

Jackson Carrizzo

Russ Downing

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

3. General Business

A. Adoption of the Agenda for the November 25, 2025 Regular Meeting

ACTION: Clint Jayne moved to approve, Robert Unger seconded. Motion Passed: 4-0.

AYES: Kenneth Roberson, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

B. Approval of the Minutes for the April 22, 2025 Regular Meeting

ACTION: Robert Unger moved to approve, Kara Ramirez seconded. Motion Passed: 4-0.

AYES: Kenneth Roberson, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

4. Public Hearing

A. Application for variance to modify height and bulk standards for an accessory structure to

allow for the construction of a detached garage at 12 W 7th St. (Case No. BZA2025-02); *Tom Stumpff, Stumpff HomeWorks, Applicant.*

Tom Stumpff, 735 SW Boulevard suite C101, Kansas City, KS, stated that drainage would be handled by directing the downspouts towards the west and north. Board Member Unger stated that the construction would create a different drainage situation than currently exists. Mr. Unger inquired how water would be directed west. Mr. Stumpff responded that the hipped roof allows for water to be directed by gutters and downspouts to the west and north. Board Member Jayne stated he would like a requirement for the water directed to the west. Mr. Unger inquired about the hardship. Mr. Stumpff responded that the applicant needs garage space for vehicles. Stephen Lachky, Director of Community Development, stated that an ~1,600 sq ft house used to occupy the rear of this property which is smaller than the proposed 1,000 sq ft detached garage.

Brent Daughtery, 12 W 7th St, stated that they have reduced the stormwater impact of the existing house and previous house. Chair Roberson asked if Mr. Daughtery was agreeable to burying the stormwater pipes.

Jeff Maggert, 12 W 8th St, lives just across the street from the house that was torn down. He had concerns regarding the retaining wall along 8th Street collapsing.

Chair Roberson asked whether the City has ever required an emergency plan for retaining wall collapse. Mr. Lachky stated that the City would clear the road, but it would be up to the property owner to repair/replace the wall.

Valerie French, 12 W 7th St, stated that there is a miniature retaining wall along the sidewalk that she would like to remove and grade.

ACTION: Kara Ramirez moved to approve, Clint Jayne seconded. Motion Passed: 4-0.

AYES: Kenneth Roberson, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

5. Regular Business

6. Unfinished Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Planning and Zoning Commission Regular Meeting: Tuesday, December 9, 2025 at 5:30 p.m.

- Board of Aldermen Meeting: Tuesday, December 16, 2025 at 6:00 p.m.

- Board of Zoning Adjustment Meetings: TBD - Awaiting Applications

8. Adjournment

Vice-Chair Roberson 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 modify height and bulk standards for an accessory structure to allow for the construction of a detached garage at 6614 NW Eastside Dr.
- Staff Recommendation: Approval
- Case No: BZA 2026-01
- Applicant: David Erdwin
- Owners: David and Peggy Erdwin
- Zoning: "R-1" Single-Family Residential
- Parcel #s: Platte County parcel no. 20-6.0-23-400-003-004.000
- Exhibits:
- A. This Staff Report
 - B. Application for Variance
 - C. Subject Property Area Map
 - D. Garage Plans (provided by Applicant)
 - E. 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 Landmark newspaper on April 8, 2026
 - D. Staff Report for Case No. PZ2022-39

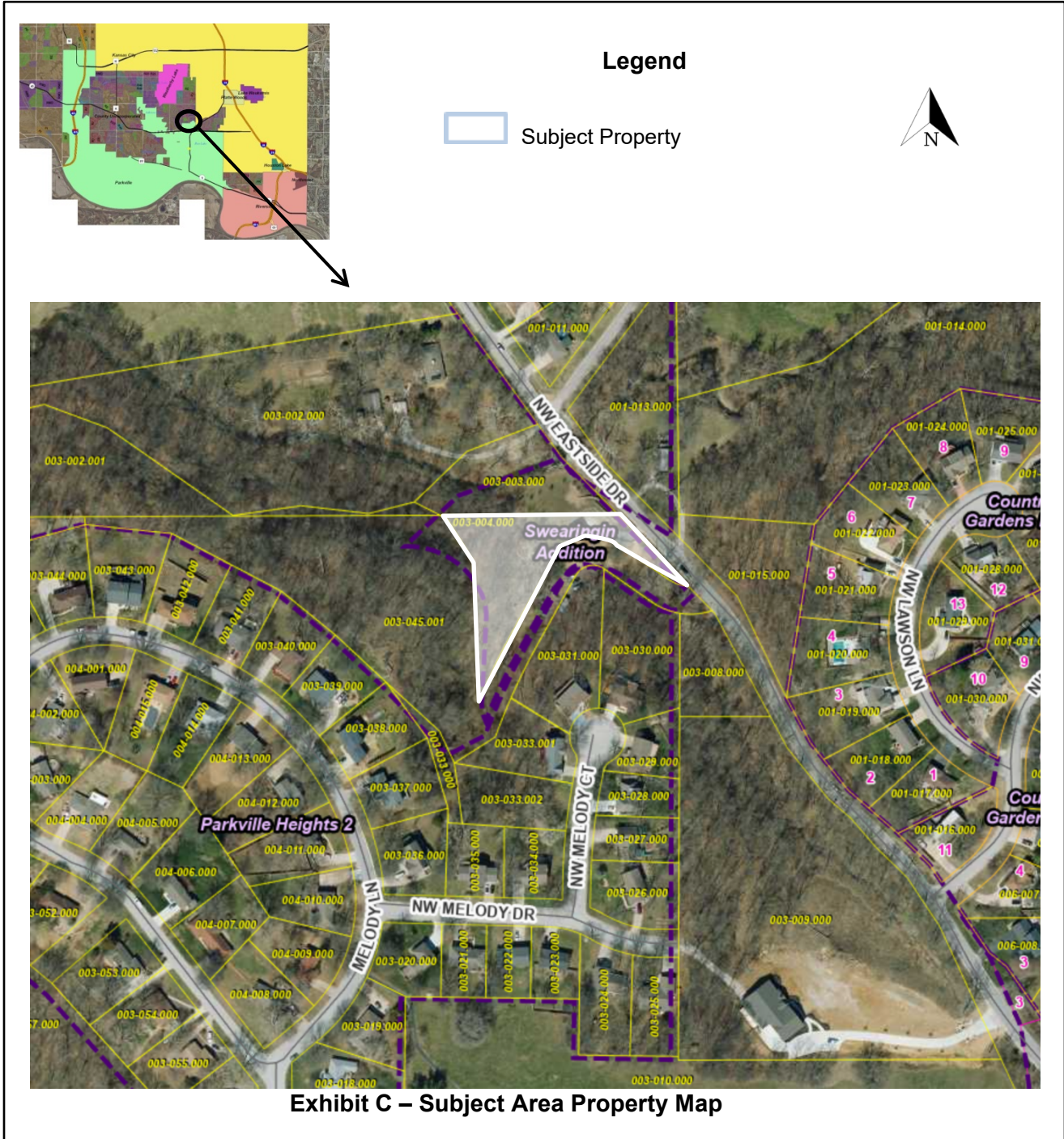
* Copies on file at Parkville City Hall and available on request

Comments

Received: The Community Development Department has received no public comment as of the date of this staff analysis report.

Overview

The subject property is located approximately 1000 feet west of 9 Highway on the west side of NW Eastside Dr. This property is addressed as 6614 NW Eastside Dr, includes one parcel — Platte County parcel # 20-6.0-23-400-003-004.000 (0.92 acres, more or less) — and is zoned “R-1” Single-Family Residential. According to Platte County records, the subject property currently contains a single-family residence that was constructed in 1957.

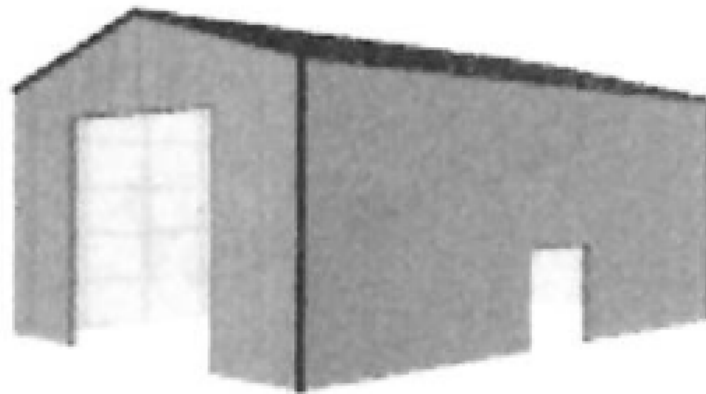


The owners wish to construct a 1,120 sq. ft. 1-story, detached garage on the property. Per Section 405.030(B)(3) of the Parkville Municipal Code, the maximum allowable area for an accessory building is 576 square feet. The applicants are proposing a larger structure than allowed. As a result, an Application for Variance has been submitted for consideration by the BZA in order to relieve practical difficulty/hardship due to existing zoning standards.

Table 1 below lists the detached accessory building zoning requirements compared to the proposed project from the applicant.

Table 1. Zoning Standards compared to Proposed Standards

Standard	Code	Proposed	Change
# Per Lot	1 accessory building	1 accessory building	0
Rear Setback	5 ft.	>50 ft.	0
Building Height	1.5 stories	1 story	0
Building Area	576 sq. ft.	1,120 sq. ft.	+544 sq. ft. (+94%)
Principal Building Setback	10 ft.	36 ft.	0



Perspective View

Perspective Drawing (submitted by Applicant)

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 use 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

This property is unique due to size and location within the city. The subject property is 0.92 +/- acres. This lot sits on the northern edge of the city limits.

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

Staff does not find that the granting of this variance would adversely affect the rights of adjacent property owners or residents. The proposed building will be screened from view of NW Eastside Dr by grade and landscaping. The nearest neighboring structure to the proposed accessory building is approximately 200 feet away to the south. The proposed accessory building will meet the setback requirements and architectural requirements of the Municipal Code.

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

Strict application of the provisions of the zoning regulations for which the variance is requested would not allow the property owner to construct the proposed accessory structure.

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

The proposed variance does not appear to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The variance would not represent a substantial change to the development pattern in the surrounding area. The variance also does not represent an increase in demand for fire protection or police protection for health, safety and welfare reasons.

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

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
Senior Planner

4-21-2026
Date



Application #: B2A26-01
 Date Submitted: 3/5/26
 Public Hearing: 3/31/26
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (916) 741-7676 • FAX (916) 741-0013

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

1. Applicant/Contact Information

<p>Applicant(s) Name: <u>DAVID ERDWIN</u> Address: <u>6614 NW Eastside Dr.</u> City, State: <u>Parkville Mo</u> Phone: <u>916-588-279</u> Fax: _____ E-mail: <u>mr2catfish AT gmail - Com</u></p> <p>Engineer/Surveyor(s), preparing plans & legal desc. Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p>	<p>Owner(s), if different from applicant(s) Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p> <p>Contact Person, if different from applicant(s) Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p>
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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) David Erdwin Date: 03-04-26
Property Owner's Signature (Required) David Erdwin Date: 03-04-26

2. Property Information

Address and general location: _____

Attach a separate sheet with complete legal description of the property (if requested by Community Development Director).

Zoning district: R-1

Present use of the property: Home

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: _____	_____
South: _____	_____
East: _____	_____
West: _____	_____

General character of the neighborhood: _____

Effects of the requested variance on adjacent and neighboring properties:

Other comments or factors relating to this request:

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: Brad Starbuck / Planner Name/Title 3/5/26 Date

Application Fee (25.0000): \$ 300 By: Check # _____ MO# _____

Date Paid: 3/5/26 Credit Card _____ Cash _____

Payment by: D Erdwin Received by: A Manning

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: _____



The Shed House LLC
 1902 Spruce St.
 Leavenworth, KS 66048
 913-426-2957
 Tiffany@theshedhousellc.com



View Online

Custom Order - Jul 24, 2025

Design Link

<https://idearoom.theshedhousellc.com/?lng=en-US#0a4728a48876f406001a135128365ac5>

Ship To

Name David Erdwin	Order # 1753374807965737
Billing Address 6614 NW EASTSIDE DR	
City PARKVILLE	State MO Zip Code 64152
Install Address 6614 NW EASTSIDE DR	
City PARKVILLE	State MO Zip Code 64152
Email mr2catfish@gmail.com	Phone # 816-588-2791 Mobile #

Building Info	Size	Colors	Anchoring & Site Preparation
Sty... Garage	$\begin{matrix} 28' & 40' & 16' \\ \text{Width} & \times & \text{Frame Length} & \times & \text{Leg Height} \end{matrix}$	Roof Earth Brown	Installation Surface Concrete
Roof Overha... 6"		Trim Earth Brown	Power Available <input checked="" type="checkbox"/>
Roof Sty... A-Frame Vertical		Gable End Siding Rawhide	Site Ready <input type="checkbox"/>
Gau... 14-Gauge Framing		Side Wall Siding Rawhide	Jobsite Level <input type="checkbox"/>
Leg Sty... Double Legs			Engineer Certified 140MPH Certifie...
Bra... Standard Brace			

Description	Qty	Unit Price	Price	Totals
Base Price: 28'x40'	1	\$7,300.00	\$7,300.00	Subtotal \$22,698.40
Installation Surface: Concrete	1	-	-	Non-Taxable Services \$2,100.00
Roof: Earth Brown	1	-	-	+ Sales Tax 8.725% \$1,980.44
Trim Colors: Earth Brown	1	-	-	Total Order Amount \$26,778.84
Gable End Siding: Rawhide	1	-	-	- Deposit Amount 18.00% \$4,085.71
Side Wall Siding: Rawhide	1	-	-	Balance Due Upon Scheduling \$11,346.57
Roof Style: A-Frame Vertical	1	-	-	Balance Due Upon Completion \$11,346.57
Roof Pitch: 3/12	1	-	-	
Roof Overhang: 6"	1	-	-	
Leg Style: Double Legs	1	-	-	
Gauge: 14-Gauge Framing	1	-	-	
Brace: Standard Brace	1	-	-	
Engineer Certified: 140MPH Certified - Concrete Wedge Anchors Included	1	-	-	
Leg Height: 16'	1	\$3,130.00	\$3,130.00	
Left Side: Fully Enclosed - Siding: Vertical	1	\$2,025.00	\$2,025.00	
Right Side: Fully Enclosed - Siding: Vertical	1	\$2,025.00	\$2,025.00	

Continued on next page...

#0753374807965737	Date	Desired Delivery Date
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Description	Qty	Unit Price
Front End: Fully Enclosed - Siding: Vertical	1	\$2,625
Back End: Fully Enclosed - Siding: Vertical	1	\$2,625
Custom Size Frameout (6'x6') - Corner Style: Square (Traditional)	1	\$225
Custom Size Frameout (14'x14') - Corner Style: Square (Traditional)	1	\$225
2" Fiberglass (R7) Insulation: Left Sidewall, Roof, Back Wall, Right Sidewall, Front Wall	1	\$7,785
Additional Fees		
29 Gauge Sheeting (standard)	1	
Colored Screws (Included)	1	
Telescopic Lull Lift Fee	1	\$2,100
Rat Guard	1	\$408
Dec Sale	1	-\$5,674

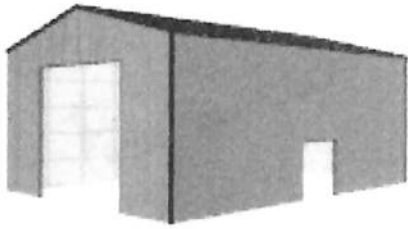
Purchase Agreement Terms:

Deer Buildings and Carports reserves the right to correct any balance/pricing errors. Deer Buildings and Carports holds the right to repossess any buildings not paid in full upon installation. The customer is responsible for obtaining buildings permits, if required. The customer is also responsible to verify there are no pipelines, gas lines, or water lines on installation site. In addition, there should be no electrical wires less than 15 feet above building site. The installers will charge the customer a labor fee for any additional labor such as cutting posts to level carports, building over objects (ex. , RVs mobile homes, etc.) Or for leveling your land. If any additions are made after the building is completed, there will be a return fee, plus the cost of addition. Deer Buildings and Carports is not responsible for changes in scheduling due to weather, lack of permits, accidents or unexpected extended installation times from previous customers. Regular and Boxed Eave Units longer than 36; will not be covered by warranty. By signing this form, the customer agrees with all the above specifications, and understands, that deposit on building is non-refundable in the event of cancellation after 24 hours upon order of building. If customer cancel order, the customer will pay \$150 or 3% (whichever is greater) for restocking fee-of the total cost of building. Any claims beyond this document involving litigation or arbitration will have to be disputed in the Nacogdoches County (Nacogdoches, Tx) District Court.

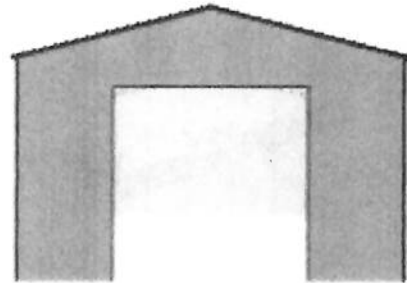
(Along with the foundation drawings)

By signing below the buyer ensures Deer Buildings and Carports that the ground is professionally level and square while also acknowledging that if the installation crew is unable to install the structure due to an unlevel or unsquared foundation there will be a return trip fee along with a restock fee that must be paid before returning to the site. Due to some imperfections of foundations and slabs Deer Buildings and Carports will not be liable for leaks under the base rails.

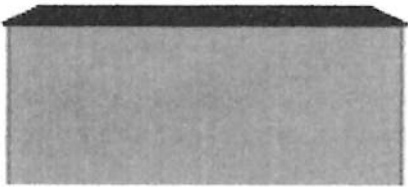
Customer Signature: _____ Date: _____



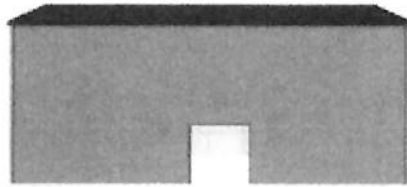
Perspective View



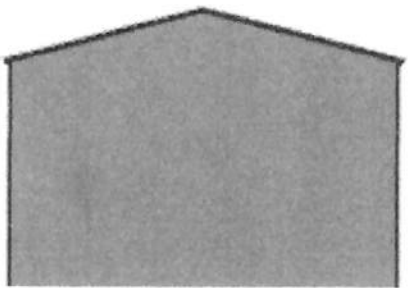
Front



Left Side

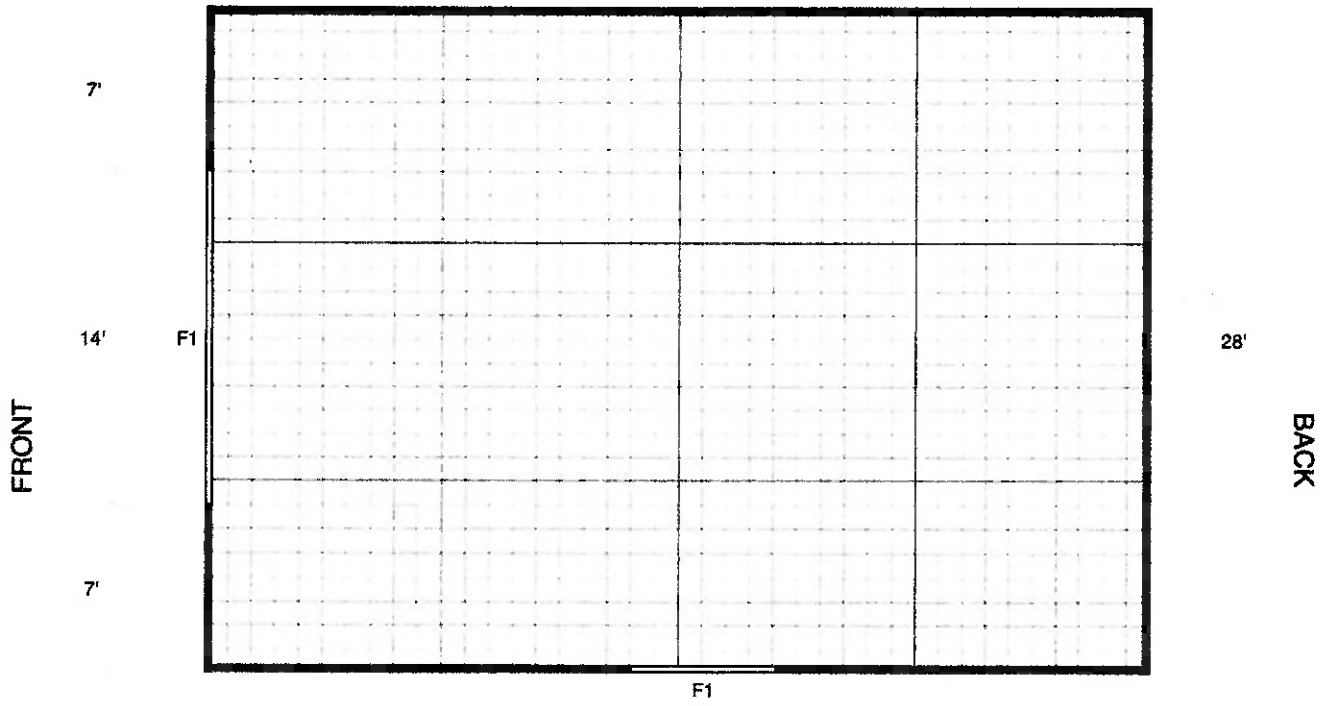


Right Side




Back

LEFT SIDE



RIGHT SIDE

= 1'

SYMBOL LEGEND	
 F1	Custom Size Frameout
	Closed Wall

TRANSACTION SUMMARY

PAYMENT ITEM	REFERENCE NUMBER	AMOUNT
Community Development / Site Plans	VAR26-01 6614 NW EASTSIDE DR	\$300.00
MUNICIPAY*SERVICE FEE		\$7.95
	Total:	\$307.95

Confirmation Number	1A8RFRCMXS
Date Processed	Mar 05, 2026 03:56 PM
Transaction Type	Credit / Debit
Card Type	Visa
Card Number	*****5377
Cardholder Name	DAVID ERDWIN
Email	
Phone	--

City of Parkville MO - Admin
8880 Clark Avenue
Parkville, MO 64152
Phone: 816-741-7676

Reference Number:	23931158
Community Development / Site Plans	
Reference Number:	\$300.00
VAR26-01 6614 NW EASTSIDE DR	
Total:	\$300.00

MUNICIPAY*SERVICE FEE
10 Dynamic Dr
Ste 201
Scarborough, ME 04074
Phone: 877-590-5097

Reference Number:	23931159
MUNICIPAY*SERVICE FEE	\$7.95
Total	\$7.95

Signature:

south

LOT 3

28 FT BACK SHOP

10 FT

40 FT

door

FRONT 28 FT SHOP

10 FT

36 FT

door

The shed House
1902 SPRUCE ST.
LEAVENWORTH KS, 66048
913-426-2957

Right side

Left side

Back of House

north