



BOARD OF ZONING ADJUSTMENT

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 25, 2026 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approve the agenda for the August 25, 2026 regular meeting
 - B. Approve the minutes for the May 1, 2026 meeting
- 4. Public Hearing**
 - A. Application for variance to allow a gravel driveway for a property less than five (5) acres at 16320 Jones-Myer Rd. (Case No. BZA2026-02); *Northland Management & Construction, Applicant.*
- 5. Regular Business**
- 6. Unfinished Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Planning and Zoning Commission Regular Meeting: Tuesday, September 8 at 5:30 p.m.
 - Board of Aldermen Meetings: Tuesday, September 1 and September 15 at 6:00 p.m.
 - Board of Zoning Adjustment Meeting: TBA - As Needed
- 8. Adjournment**

PARKVILLE BOARD OF ZONING ADJUSTMENT

Regular Meeting Minutes
City of Parkville, Missouri
Friday, May 1, 2026 3:00 PM
City Hall Board Room

1. Call to Order

Chair McCaffrey called the meeting to order at 03:05 PM.

2. Roll Call

Members Present:

Kenneth Roberson
Corky McCaffrey
Kara Ramirez
Clint Jayne
Robert Unger

Absent:

Jackson Carrizzo
Russ Downing

A quorum of the Board was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the May 1, 2026, special meeting agenda

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

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

NOES: None

ABSTAIN: None

B. Approval of the Minutes for the April 28, 2026 Regular Meeting

ACTION: Kenneth Roberson moved to approve, Kara Ramirez seconded. Motion Passed: 5-0.

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

NOES: None

ABSTAIN: None

4. Public Hearing

5. Regular Business

- A. Application for variance to allow an oversized accessory structure at 6614 NW Eastside Dr. (Case No. BZA2026-01); *David Erdwin, Applicant*.

Brad Stanton, Planner, presented an overview of the case. Mr. Stanton stated that the applicant was seeking an accessory structure larger than allowed by Code. Chair McCaffrey stated that the variance had plenty of room and was in keeping with the character of the neighborhood. She also stated that she felt the applicant needed the workshop and not granting the variance would represent a hardship.

ACTION: Kenneth Roberson moved to approve, Kara Ramirez seconded. Motion Passed: 5-0.

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

NOES: None

ABSTAIN: None

6. Unfinished Business

7. Other Business

- A. Upcoming meetings & dates of importance:
- Planning and Zoning Commission Regular Meeting: Tuesday, May 12 at 5:30 p.m.
 - Board of Aldermen Meeting: Tuesday, May 5 and May 19 at 6:00 p.m.
 - Board of Zoning Adjustment Meetings: Awaiting Applications

8. Adjournment

Chair McCaffrey called further discussion. Seeing none, she called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

<u>Agenda Item:</u>	4.A.
<u>Proposal:</u>	Application for variance to allow a gravelly driveway for a property less than five (5) acres at 16320 Jones-Myer Rd.
<u>Staff Recommendation:</u>	No Recommendation
<u>Case No:</u>	BZA 2026-02
<u>Applicant:</u>	Northland Management & Construction
<u>Owners:</u>	John and Monique McFarlane
<u>Zoning:</u>	"R-80" Platte County Rural Single-Family Application Pending: "R-1" Single-Family Residential
<u>Parcel #s:</u>	Platte County parcel no. 20-3.0-07-200-001-001.000
<u>Exhibits:</u>	A. This Staff Report B. Application for Variance C. Subject Property Area Map D. Narrative (provided by Applicant) E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u> *	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 August 5, 2026

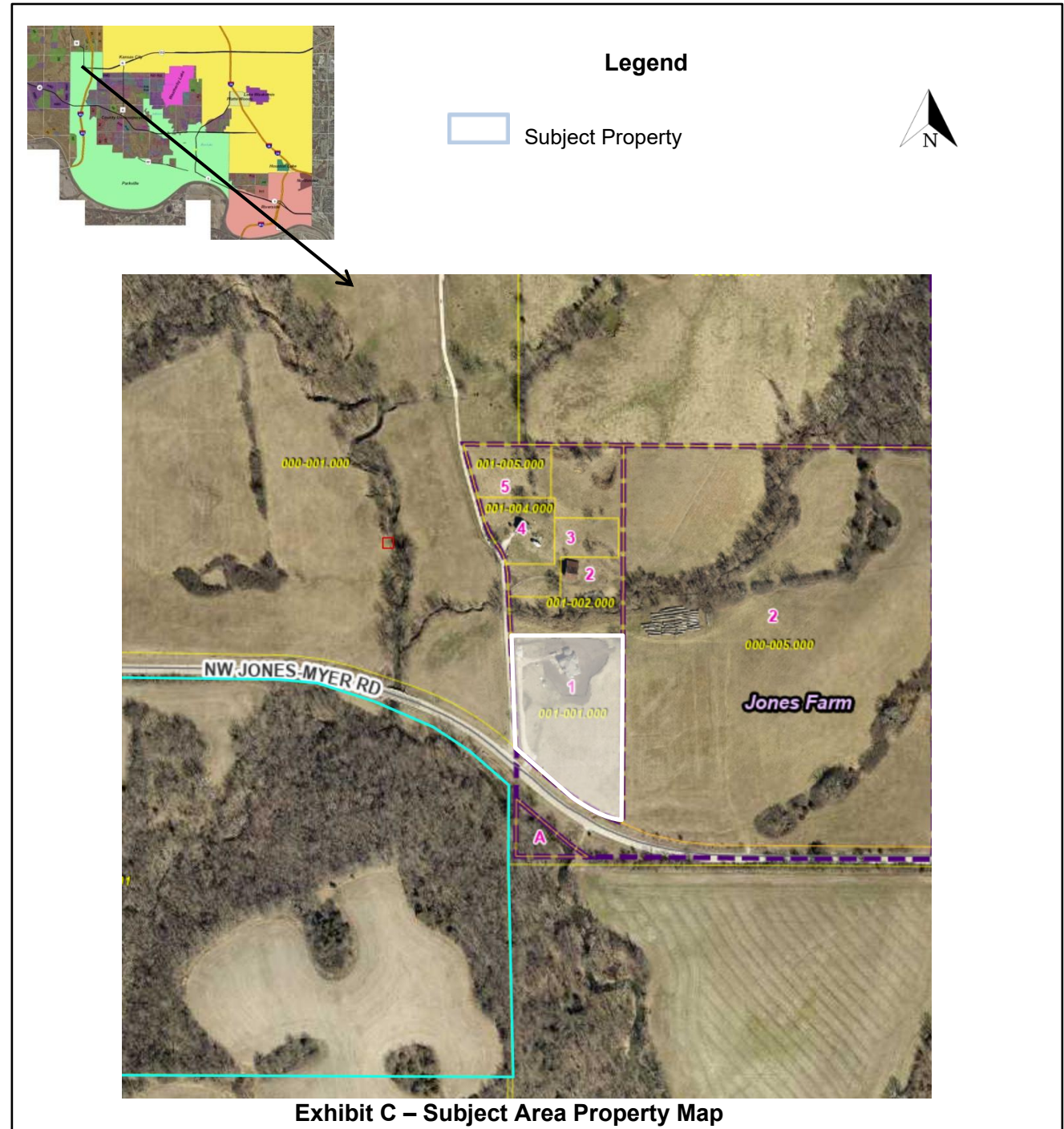
* Copies on file at Parkville City Hall and available on request

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 ½ mile west of N Highway on the north side of NW Jones-Myer Rd. This property is addressed as 16320 NW Jones-Myer Rd, includes one parcel — Platte County parcel # 20-3.0-07-200-001-001.000 (3.94 acres, more or less) — and is zoned “R-80” Platte County Rural Single-Family. The owners have submitted an application proposing to rezone the subject property to City of Parkville “R-1” Single-Family Residential. The subject property currently contains one single-family residence under construction.



The applicant has applied for and received a building permit to construct a single-family residence on the property. In conjunction with the new house, the applicant would like to construct a gravel driveway, in lieu of paving the driveway with a permanent asphalt or concrete surface. Per Section 408.050(C)(6) of the Parkville Municipal Code, “all parking areas and driveways shall be surfaced with a permanent asphalt or concrete surface, except that residential lots more than five (5) acres may use gravel for any portion of the driveway beyond one hundred (100) feet from the edge of street pavement.” Due to the subject property being less than five (5) acres (3.94 acres +/-), a gravel driveway as proposed is not 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 land use standards.

The applicant has requested “a variance to allow the use of a gravel driveway with a concrete approach in the right-of-way until such time that Jones Farm Replat Lots 1-5 are completely finished homes and have received certificates of occupancy from the City.” Staff has concerns with the enforcement mechanism (“until such time that Jones Farm Replat Lots 1-5 are completely finished...”) of this request being an ambiguous timeframe. Rather, should the Board wish to grant the variance, staff would recommend the Board consider a limited timeframe (e.g. two years) for completion to asphalt or concrete, or outright allowing the gravel driveway outside of the right-of-way indefinitely.

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 3.94 +/- acres. This lot sits on the northwestern edge of the city limits. The area surrounding the property is generally more rural in character.

- 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 driveway does not represent a negative impact on adjacent property owners. Existing gravel driveways in the surrounding area have not adversely affected the rights of adjacent owners/residents.

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 use gravel to surface their driveway as they would prefer. A financial hardship may exist due to repeated wear and tear from construction vehicles and large trucks causing damage to a concrete or asphalt driveway. Staff defers to the Board to determine, after receiving relevant testimony, if strict application would constitute unnecessary hardship on the applicant.

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

Staff defers to the Board to determine if all five of the conditions for a variance are met by the application.

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.



Brad Stanton, AICP
Senior Planner

8-20-2026
Date



Application #: BZA26-02
Date Submitted: 6/17/26
Public Hearing: 7/28/26
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)

Name: Northland Management & Construction

Address: 12575 HWY 45 N

City, State: Platte City, MO 64079

Phone: 816-813-4709

Fax: _____

E-mail: johnsonjeff83@gmail.com

Owner(s), if different from applicant(s)

Name: John & Monique McFarlane

Address: 16320 JONES MYER RD

City, State: Parkville, MO 64151

Phone: 816-288-1934

Fax: _____

E-mail: moniquemcfarlane@gmail.com

Engineer/Surveyor(s), preparing plans & legal desc.

Name: _____

Address: _____

City, State: _____

Phone: _____

Fax: _____

E-mail: _____

Contact Person, if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____

Fax: _____

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: 6/15/26

Property Owner's Signature (Required) _____

Date: 6/19/26

2. Property Information

Address and general location: 16320 JONES MYER RD, Parkville, MO 64151

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

Zoning district: Residential

Present use of the property: Single family 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

Application #: BZA76-02

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

<u>Land use</u>	<u>Zoning</u>
North: <u>Ag land</u>	_____
South: <u>Ag land</u>	_____
East: <u>Ag land</u>	_____
West: <u>Ag land</u>	_____

General character of the neighborhood:

Ag land OR ag land with single family residential homes.

Effects of the requested variance on adjacent and neighboring properties:

None

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 Stanton / Planner 6/18/26
Name/Title Date

Application Fee (25.0000): \$ 300

Date Paid: _____

Payment by: Northland Mgmt

Final reimbursable costs paid (if applicable): _____

Hearing notice published in: _____

By: ☒ Check # _____ ☐ MO# _____

☐ Credit Card _____ ☐ Cash _____

Received by: AM + CG

Date of Action: _____

Date of publication: _____

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

Conditions if any: _____

Last modified July 2023



(816) 741-7676

REC#: 00083934 6/17/2026 2:21 PM

OPER: AM TERM: 014

REF#: 8548

PAID BY: Northland Management

TRAN: 25.0000 Development Permit

Variance-Northland Mang

16320 Jones Myer Rd

10 -41205-00

Development Permit 300.00CR

TENDERED: 300.00 CHECK

APPLIED: 300.00-

CHANGE: 0.00



Northland Management & Construction
12575 HWY 45 N, Platte City, MO 64079
816.813.4709

June 9, 2026

City of Parkville, Missouri
8880 Clark Avenue
Parkville, Missouri 64152

Dear Board of Zoning Adjustment,

We are seeking a variance from Section 408.050 **Parking Design** C.6 for Jones Farm Replat Lot 1. Commonly known as 16320 Jones Myer Rd, Parkville, MO 64153.

"All parking areas and driveways shall be surfaced with a permanent asphalt or concrete surface, except that residential lots more than five (5) acres may use gravel for any portion of the driveway beyond one hundred (100) feet from the edge of street pavement."

We are formally requesting a variance to allow for a concrete drive in the right-of-way and gravel to the home. The basis for this variance is the subject property is very close in size to being exempt based on the acreage requirement from the Parking Design guidelines stated above; surrounding properties have similar gravel driveways in this area of Parkville; and most importantly if a concrete driveway was constructed it would be destroyed by the future development of platted lots 2-5. Complying with this ordinance would cause financial harm to all five present and future lot owners in the subdivision because of the cost to repair and replace a concrete driveway at the completion of each home. Furthermore, gravel driveways are very common in this area and it will not have any adverse impact on the surrounding properties.

For the reasons above, we seek a variance to allow the use of a gravel driveway with a concrete approach in the right-of-way until such time that Jones Farm Replat Lots 1-5 are completely finished homes and have received certificates of occupancy from the City.

Very Respectfully,

Jeff Johnson

Jones Myer Area Driveway Analysis

Legend

 Subject Property

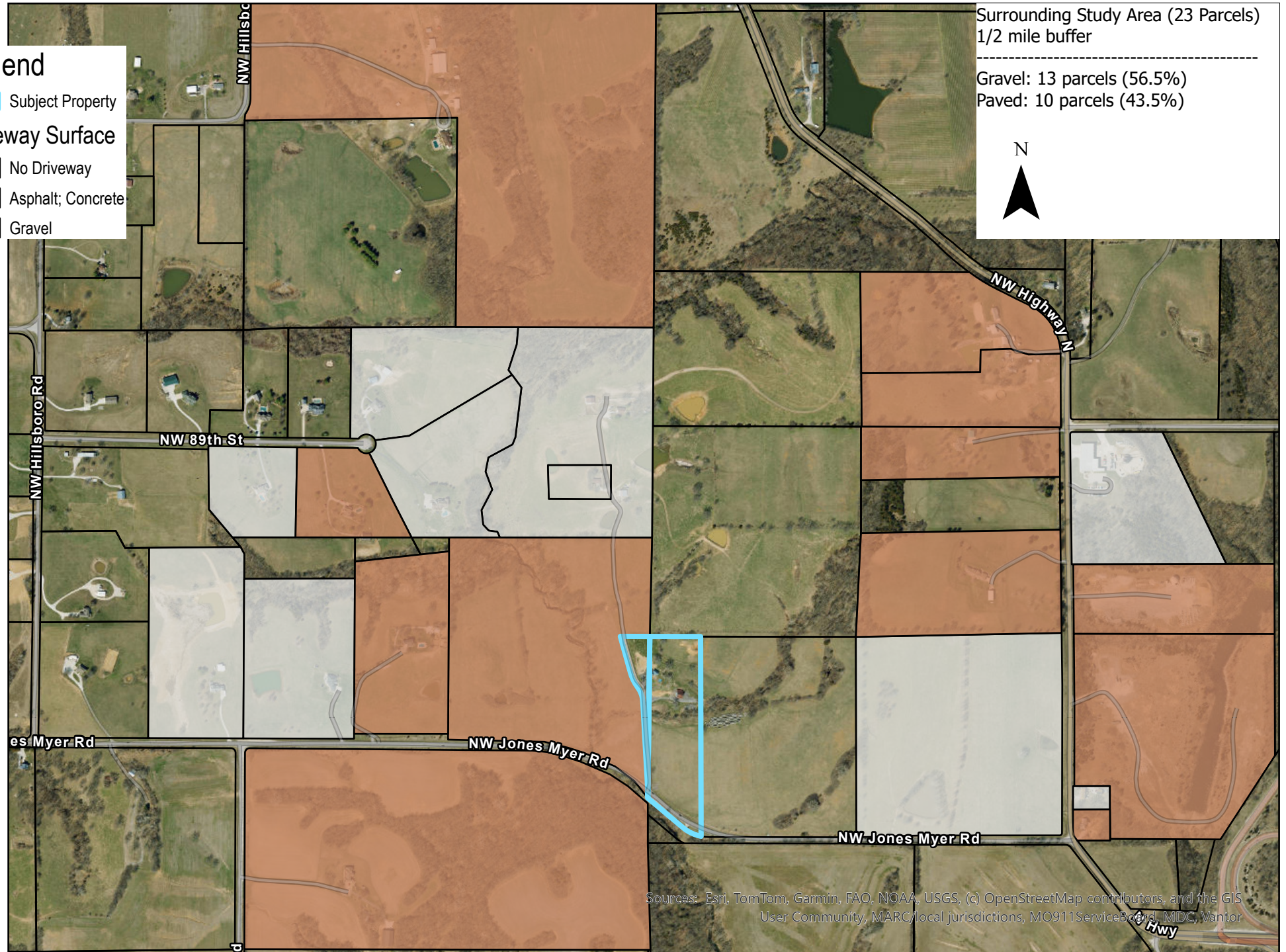
Driveway Surface

-  No Driveway
-  Asphalt; Concrete
-  Gravel

Surrounding Study Area (23 Parcels)
1/2 mile buffer

Gravel: 13 parcels (56.5%)
Paved: 10 parcels (43.5%)

N



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, MARC/local jurisdictions, MO911ServiceBoard, MDC, Vantor

0 0.15 0.3 0.6 Miles