



**BOARD OF ZONING ADJUSTMENT**  
Regular Meeting Agenda  
CITY OF PARKVILLE, MISSOURI  
Thursday, December 3, 2020 3:30 PM  
Administration Conference Room, City Hall

*In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Board of Zoning Adjustment will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 896 9099 3169, Password: 836438 rather than appear at City Hall (note: occupancy will be limited).*

*In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Board of Zoning Adjustment and presented at the meeting and made part of the official record.*

**1. Call to Order**

**2. Roll Call**

**3. General Business**

- A. Approval of the December 3, 2020, special meeting agenda
- B. Approval of minutes from the May 28, 2019, meeting

**4. Public Hearing**

- A. Application for variance for the reduction of “R-1” Single-Family Residential rear-yard setbacks from 50 ft. to 42.3 ft. for 6106 NW Bell Road, in order to relieve practical difficulty/hardship due to existing zoning district building standards. Case No. BZA 2020-01, Northland Management & Construction, applicant

**5. Regular Business**

**6. Unfinished Business**

**7. Other Business**

- A. Informal discussion with Clayton and Laural Lenhert, owners of 8504 NW Highridge Rd, regarding expansion to an existing accessory structure/building

B. Upcoming meetings & dates of importance:

- Planning and Zoning Commission Regular Meeting: Tuesday, December 8, 2020 at 5:30 p.m.
- Board of Aldermen Meeting: Tuesday, December 15, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meetings:

**8. Adjournment**

**Parkville Board of Zoning Adjustment  
Regular Meeting Minutes  
City of Parkville, Missouri  
Tuesday May 28, 2019 at 5:30 p.m.  
City Hall Boardroom**

**1. Call to Order**

Chairwomen Carla Dods called the meeting to order at 5:34 p.m.

**2. Roll Call**

Board Members Present:

Carla Dods, Chairwomen  
Russell Downing, Vice Chair  
Russ Newcomer  
Jack Shafferman

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 May 28, 2019 Board of Zoning Adjustment meeting Agenda.**

Chairwomen 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 Newcomer seconded. Motion passed 4-0.**

**B. Approval of Minutes from the April 23, 2019 Board of Zoning Adjustment meeting.**

Chairwomen 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 Downing seconded. Motion passed 4-0.**

**4. Public Hearing**

None

**5. Regular Business**

None

**6. Unfinished Business**

- A.** Application for variance for the reduction of “R-4” Mixed-Density Residential rear-yard setbacks to 5 feet for Lot 17 of Block 22 of the Parkville subdivision in the City of Parkville, Platte County, Missouri, in order to relieve practical difficulty/hardship due to the size and shape of the lot. *Case No. BZA19-01, Bryan and Julia Dehner, applicant.*

Director Lachky gave an update from the last meeting. He said the presentation was focused on the staff update and information requested by the Board at the last meeting. Lachky addressed the first question about whether the city could provide any assistance with repair to the retaining wall at the adjacent property at 6 West 5<sup>th</sup> Street. He detailed the costs the city was allowed to with Code Enforcement funds. He said the city was prohibited from using funds for direct private property improvements. He illustrated a resource list that was provided to property owner Anderson. It detailed organizations who could assist. Lachky explained that one of the businesses inspected Ms. Anderson’s wall and provided an estimate. It was also explained that cost would double for repair if work had to be done in five (5) feet of space instead of ten (10) feet of space. The maximum time granted for repair would be ninety (90) days.

Stormwater drainage was addressed. Director Lachky explained the hydrostatic prevention process and illustrated photos of Ms. Anderson’s wall and current drainage system.

Director Lachky explained that the applicant planned to rebuild on the existing foundation. He said that staff researched costs for relocating the footprint and illustrated the documents of the quotes received. He explained what the Development Code allowed for Accessory Dwelling Units and provided alternative that fit into the allowance.

Director Lachky addressed architectural details as requested by the board. He provided the front, side, and back elevations. He showed an aerial view and alternate building plans that were previously proposed in 1998.

Lachky referred to the Site Design section in the Development Code in response to Member Shafferman

## **7. Other Business**

**A.** Upcoming meetings & dates of importance:

- Planning and Zoning Commission Regular Meeting: Tuesday, June 11, 2019 at 5:30 p.m. and Tuesday July 9, 2019 at 5:30 p.m.
- Board of Aldermen Meeting: Tuesday, June 4, 2019 and Tuesday June 18, 2019 at 7:00 p.m.
- Board of Zoning Adjustment Meetings: Tuesday, June 25, 2019 and Tuesday July 23, 2019 at 5:30 p.m.

## **8. Adjournment**

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

**Member Downing moved to adjourn, Member Shafferman seconded. Motion passed: 4-0.**  
Meeting adjourned at 6:35 p.m.

Submitted by:

\_\_\_\_\_  
Stephen Lachky  
Community Development Director

5-28-19  
Date

\_\_\_\_\_  
Shakedra Knight  
Management Analyst/Community Development Assistant

5-28-19  
Date

DRAFT



## Staff Analysis

- Agenda Item:** 4.A.
- Proposal:** Application for variance for the reduction of “R-1” Single-Family Residential rear-yard setbacks from 50 ft. to 42.3 ft. for 6106 NW Bell Road, in order to relieve practical difficulty/hardship due to existing zoning district building standards.
- Staff Recommendation:** Approval
- Case No:** BZA 2020-01
- Applicant:** Northland Management & Construction
- Owner:** Allen Family Revocable Trust
- Zoning:** City “R-1” Single-Family Residential district
- Parcel #s:** Platte County parcel no. 20-7.0-26-200-002-032.000
- Exhibits:**
- A. This staff report
  - B. Application for Variance
  - C. Subject Property Area Map
  - D. Boundary & Topographic Survey for 6106 NW Bell Road (prepared by R.L. Buford & Associates, LLC; dated January 21, 2020)
  - E. Photos of Subject Property
  - F. Public Comments
    - 1. Letters from Adjacent Property Owners
    - 2. Letters from Adjacent Property Owners – Reference Map
  - G. 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. Chapter 404 Subdivision Regulations
    - d. Section 405.010 Zoning Districts Established
    - e. Section 405.020 Districts and Uses
    - f. Section 406.020 Mixed-Density Residential – R-4
  - C. Notice of Public Hearing mailed to all property owners within 185 feet of the subject property
  - D. Hearing notice published in The Platte County Citizen newspaper on November 18, 2020

- E. Public hearing announcement posted on the City webpage - <http://parkvillemo.gov/government/public-hearings/>
- F. Case No. BZA18-01 – The reduction of “R-1” Single-Family Residential district rear-yard setbacks from 50 feet to 30 feet for lot 113 in The Bluffs 7<sup>th</sup> Plat subdivision.

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

Comments

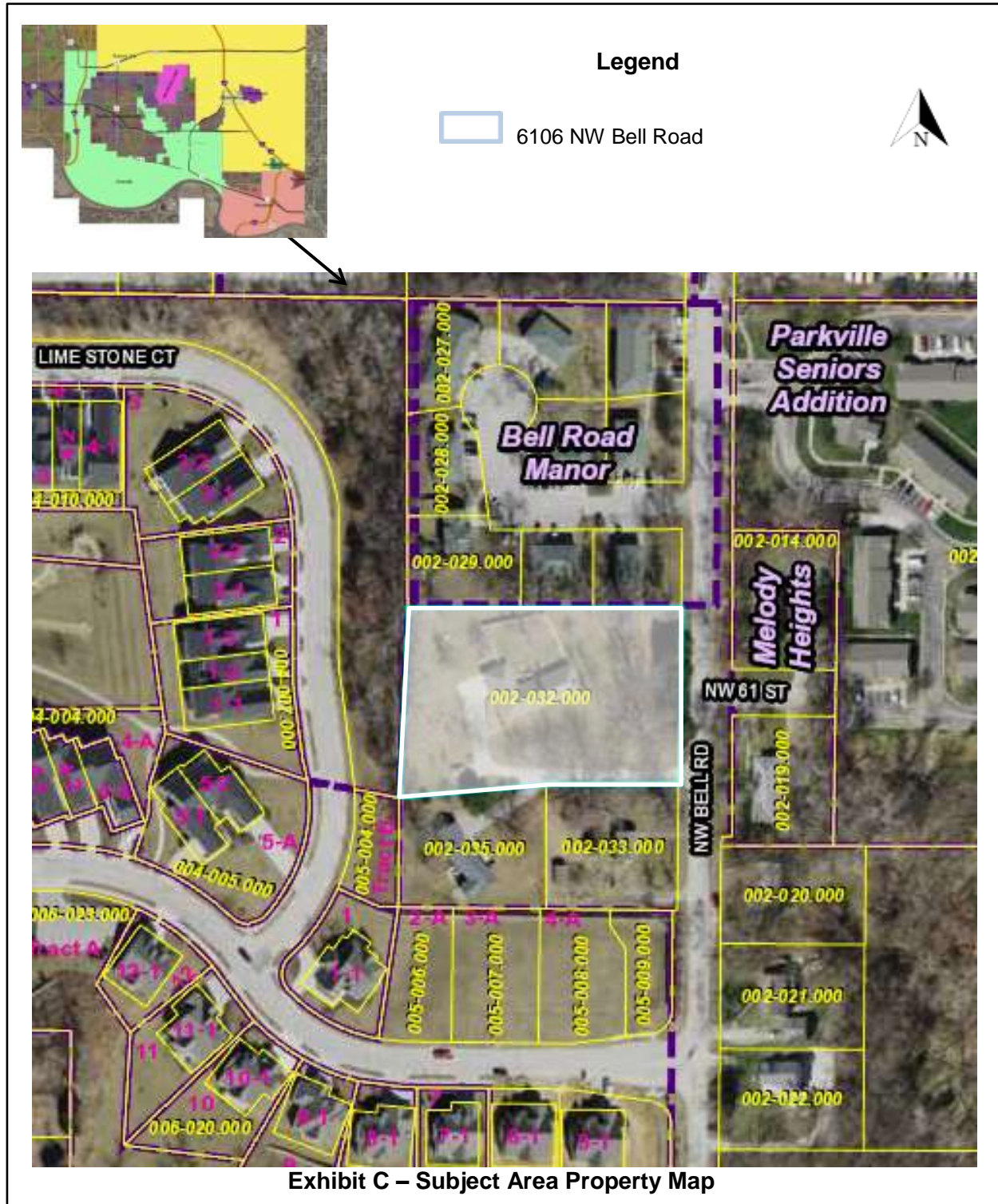
Received:

Aside from public comments via letters from adjacent property owners obtained by the applicant (see Exhibit F.1), the Community Development Department has not received any public comment letters as of the date of this staff analysis report.

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**Overview**

6106 NW Bell Road is located along the west side of NW Bell Road north of the Townhomes at the National – 3<sup>rd</sup> Plat and south of the Bell Road Manor subdivision containing the Walnut Ridge multi-family apartments. The subject property includes one parcel — Platte County parcel #20-7.0-26-200-002-032.000 (1.32 acres, more or less) — and is zoned “R-1” Single-Family Residential.



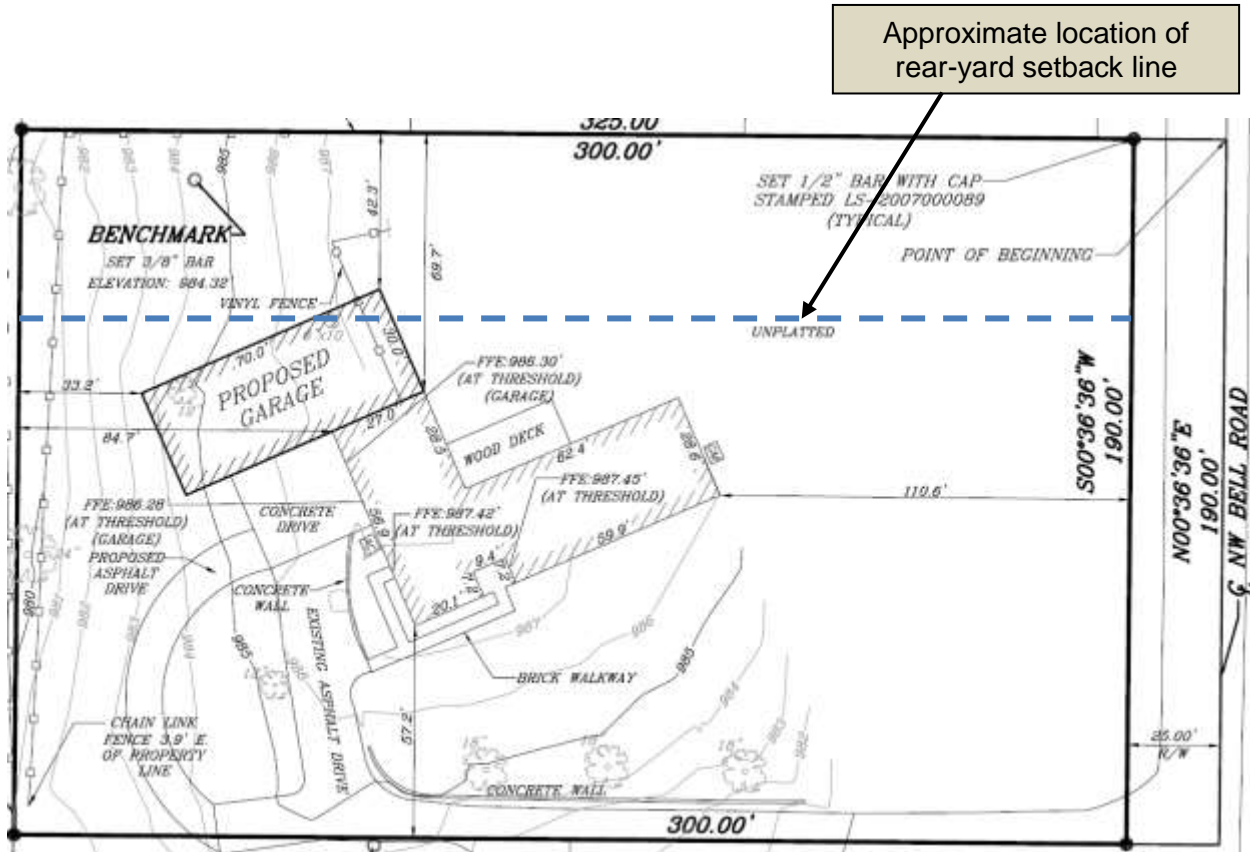
The subject property currently contains a single-story frame house (2545 sq. ft.) that was built in 1980.



*Photo courtesy of the Platte County Assessor's Office*

The owner desires a 2,100 sq. ft. garage addition to their existing house (see Exhibit D). The current "R-1" Single-Family Residential zoning district contains a 50 ft. rear-yard setback building requirement, where no building or structure can reside within that area. The applicant's proposed addition would reside 42.3 ft. away from the rear-yard property line, encroaching 7.7 ft. into the rear-yard setback area. 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 zoning district building standards.

Zoning District	Front Setback	Side Setback	Rear Setback
R-1 Single-Family Residential	40 ft.	10 ft.	50 ft.
R-2 Single-Family Residential	25 ft.	10 ft.	30 ft.
R-3 Single-Family Residential	25 ft.	10 ft.	25 ft.
R-4 Mixed-Density Residential	10-50 ft.*	5-10 ft.*	10-25 ft.*
R-5 Multi-Family Residential	30 ft.	20 ft.	20 ft.



## 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 area, width, depth and setback requirements (in this case, the City’s “R-1” Single-Family Residential district requirements) — 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 Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing was published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on November 18, 2020; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties. 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**

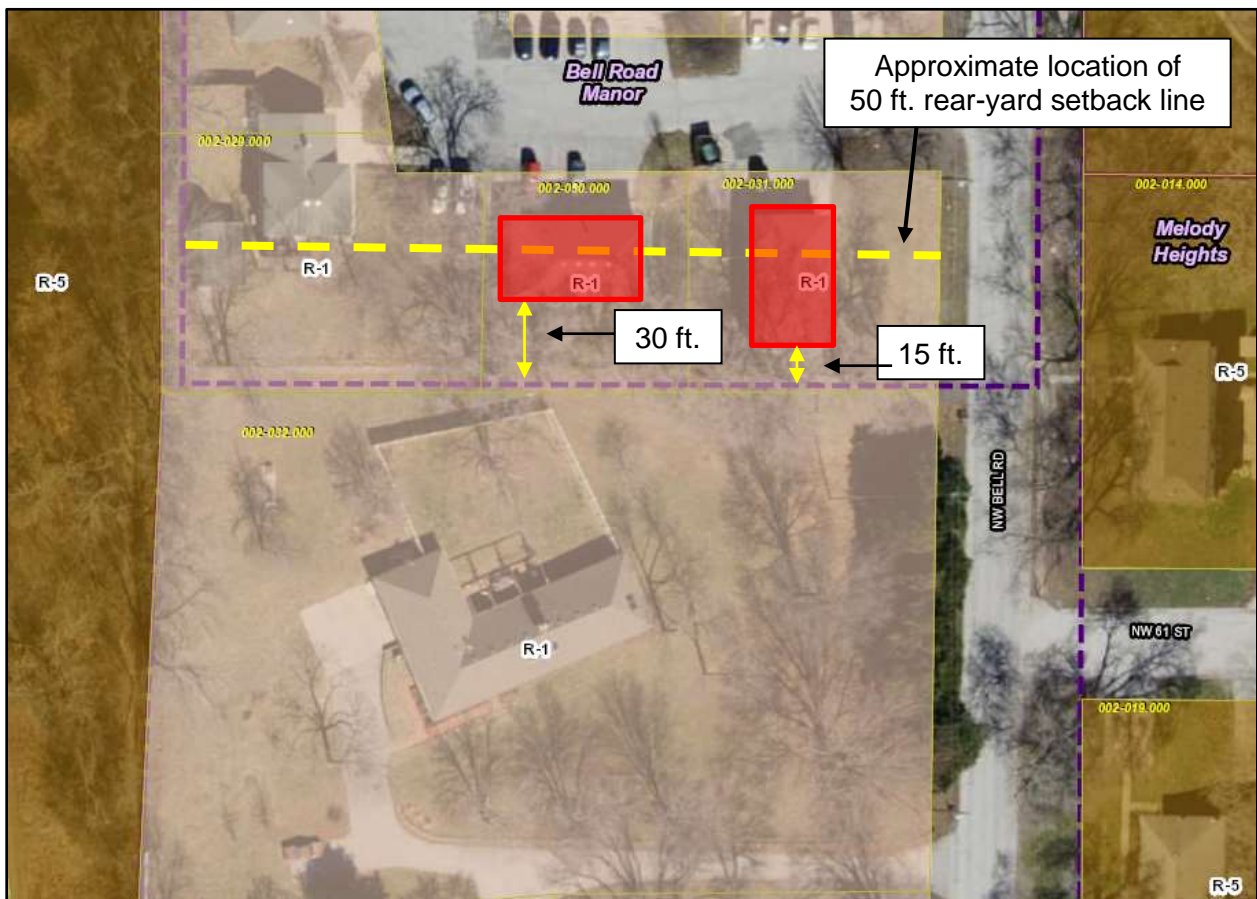
The NW Bell Road corridor is unique and unlike other neighborhoods in Parkville by the fact the area contains a variety of residential zoning districts — “R-1”, “R-2”, “R-4” and “R-5” — and includes a mix of single-family and multi-family residential dwelling units; all of which were constructed at different times and, in some cases, decades apart. Single-family homes along the corridor were constructed between 1932-1957, and multi-family developments were constructed between 1950-1997. Many of these dwelling units were constructed prior to the adoption of zoning districts and building height & size regulations, and have difficulty meeting the minimum building setbacks standards for new construction today resulting in nonconformances throughout the corridor. For example, immediately-adjacent to the north of the subject property (6106 NW Bell Rd) are the Walnut Ridge Apartments at 6110 NW Bell Ct. and 6108 NW Bell Rd; both of which were constructed in 1950 prior to adoption of the City’s zoning provisions on November 17, 1953 via Ordinance No. 334.

The applicant has indicated that the requested variance arises based on advice from their contractor, Northland Management & Construction, who has recommended the proposed garage addition be connected to the home’s existing garage and tie into the existing concrete drive. Connecting the addition to the existing garage makes the most logical sense, and the proposed location eliminates the need to add more impervious pavement to the existing driveway. While it could be argued that the request for variance is the result of intentional action to position the addition at this location, it would be difficult to reduce the 30 ft. depth of the garage to comply with the “R-1” district’s 50-ft. rear-yard setback requirement. Furthermore, the applicant has pointed out that doing so won’t be any less restrictive than currently built throughout the neighborhood, or out of character with other residential properties, as many adjacent properties have buildings

and structures that are not in compliance with the 50 ft. rear-yard setbacks. Jeff Johnson with Northland Management & Construction has indicated that the location for the proposed garage addition makes the most sense due to the location of existing utilities, existing driveway and cost factors.

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

Setback requirements exist for a number of reasons including safety, protection and privacy — ensuring property rights do not infringe upon the rights of others by allowing adequate private and open space. The primary purpose of the rear-yard setback is to help establish private property from public property by providing adequate depth for private uses (e.g., lawn, trees, light and open space). Property owners within one-hundred and eight-five (185) ft. of the subject property have been notified of the time, place and nature of the public hearing via certified mail. Staff does not see any substantial adverse effects affecting the rights of adjacent property owners as a result of a 7.7 ft. setback reduction. A 42.3 ft. rear-yard setback would remain which is substantially greater than the rear setback requirement for the City's other residential zoning districts; in fact, the reduced setback would still be 12.3 ft. greater than the next-most restrictive residential zoning district, the "R-2" Single-Family Residential district.



It should be noted that the subject properties most directly affected, the Walnut Ridge Apartments at 6110 NW Bell Ct. and 6108 NW Bell Rd., are currently non-conforming to their own "R-1" Single-Family Residential district standards as the buildings on those

properties encroach within the 50 ft. rear-yard setback — residing just 30 ft. and 15 ft. respectively from the rear-yard setback property line to 6106 NW Bell Road. As a result, staff does not find the variance would adversely affect the rights of these adjacent property owners. Furthermore, the front-yard and side-yard setbacks would remain unaffected.

**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 City's Title IV – Development Code, would not permit construction of the proposed garage. While a different configuration of the garage could be drafted, the footprint and proposed connection to the existing garage would be affected. The applicant has indicated that the requested variance arises based on advice from their contractor, Northland Management & Construction, who has recommended the proposed garage addition be connected to the home's existing garage and tie into the existing concrete drive. Connecting the addition to the existing garage makes the most logical sense, and the proposed location eliminates the need to add more impervious pavement to the existing driveway. It would also be difficult to reduce the 30 ft. depth of the garage to comply with the "R-1" district's 50-ft. rear-yard setback requirement. The applicant has pointed out that doing so won't be any less restrictive than currently built throughout the neighborhood, or out of character with other residential properties, as many adjacent properties have buildings and structures that are not in compliance with the 50 ft. rear-yard setbacks. Furthermore, the applicant stated that a remaining 42.3 ft. rear-yard setback would remain and believes this distance would still be substantial enough to meet the intent and purpose of the rear-yard setback requirement for the neighborhood. It should be noted that this reduced setback distance would still be 12.3 ft. greater than the next-most restrictive residential zoning district in the neighborhood, the "R-2" Single-Family Residential district. Jeff Johnson with Northland Management & Construction has stated the unnecessary hardship or practical difficulty in this case is primarily cost due to needing to re-design the project, reconfiguring the connection to the existing garage, and having to expand/pave a new section to the driveway in order to accommodate the building.

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

The proposed reduction in rear-yard setback from 50 feet to 42.3 ft. does not appear to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The variance would not have a substantial impact on the intent of the rear yard, which is to help establish private property from public property and provide adequate depth for private uses and spacing between properties. As noted in review criteria #2 above, a 42.3 ft. rear-yard setback would remain which is substantially greater than the rear-yard setback requirement for the City's other residential zoning districts; in fact, the reduced setback would still be 12.3 ft. greater than the next-most restrictive residential zoning district in the neighborhood, the "R-2" Single-Family Residential district. Staff notes that all of Parkville's residential zoning districts, aside from the "R-1" district, allow for 30 ft. or fewer rear-yard setbacks as shown in the table below. The variance also does not affect required aggregate separation between buildings for fire protection health, safety and welfare reasons.

Zoning District	Front Setback	Side Setback	Rear Setback
R-1 Single-Family Residential	40 ft.	10 ft.	50 ft.
R-2 Single-Family Residential	25 ft.	10 ft.	30 ft.
R-3 Single-Family Residential	25 ft.	10 ft.	25 ft.
R-4 Mixed-Density Residential	10-50 ft.*	5-10 ft.*	10-25 ft.*
R-5 Multi-Family Residential	30 ft.	20 ft.	20 ft.

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

The Development Code states, *“The R-1 Single-Family Residential District provides residential living in a low-density neighborhood setting and relatively spacious and natural character, with access to supporting uses such as schools, churches, parks and other public facilities which reinforce residential neighborhoods. This district should be used for residential neighborhoods where integration of open and natural features are desired.”* The Development Codes’ minimum lot size and building standards (i.e., setback requirements) were adopted to help achieve this intent. Despite a 7.7 ft. reduction in the rear-yard setback requirements, the intent of the “R-1” district providing a low-density neighborhood and relatively spacious and natural character should still be met as no changes to the lot size dimensions are being proposed. And the subject property at 6106 NW Bell Road would remain 1.32 acres (more or less).

Staff does not believe granting approval of the variance would be opposed to the general spirit and intent of the development code, as Section 410.020, Subsection H. allows the Board of Zoning Adjustment to grant variances according to the procedures and criteria established in Section 403.080 and 403.090. The Board of Zoning Adjustment has approved similar variance requests in the past pertaining to the reduction of rear-yard setbacks for “R-1” districts, including most recently Case No. BZA 2018-01 on April 25, 2018 — An Application for Variance for the reduction of “R-1” Single-Family Residential district rear-yard setbacks from 50 feet to 30 feet for lot 113 in The Bluffs 7<sup>th</sup> Plat subdivision in the City of Parkville (see Exhibit F by Reference).

**Staff Conclusion and Recommendation**

Staff concludes that: The variance arises from conditions which are unique to the subject property; granting the variance will not adversely affect the rights of adjacent property owners or residents; strict application of the provisions of the zoning regulations would result in a hardship or practical difficulty for the property owner; the variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and the variance is not opposed to the general spirit and intent of the Development Code. Following review, staff recommends approval of the proposed variance based on the merits of the application and the findings and conclusions in this report.

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*



11-25-2020

Stephen Lachky, AICP, CPM, CFM  
Community Development Director

Date



Application #: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_  
 Public Hearing: \_\_\_\_\_  
 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: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

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

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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:** \_\_\_\_\_

**Property Owner's Signature** (Required) \_\_\_\_\_ **Date:** \_\_\_\_\_

**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: \_\_\_\_\_

Present use of the property: \_\_\_\_\_

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 January 2020*

**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: \_\_\_\_\_

Name/Title: \_\_\_\_\_ Date: \_\_\_\_\_

Application fee payment: Check # \_\_\_\_\_ M.O. \_\_\_\_\_ Cash \_\_\_\_\_

Hearing notice published in: \_\_\_\_\_ Date of publication: \_\_\_\_\_

Final reimbursable costs paid (if applicable). Date of Action: \_\_\_\_\_

Board of Zoning Adjustment Action:  Approved  Approved with Conditions  Denied Date of Action: \_\_\_\_\_

Conditions if any: \_\_\_\_\_

\_\_\_\_\_





View of 6106 NW Bell Road looking from the Walnut Ridge Apartments to the north



View of 6106 NW Bell Road looking from the Walnut Ridge Apartments to the north

Parkville Community Development  
8880 Clark Ave.  
Parkville, MO 64152

November 12<sup>th</sup>, 2020

Robert Leahy  
6100 NW Bell Rd  
Parkville, MO 64152

I, Robert Leahy, the property owner at 6100 NW Bell Rd., Parkville, MO 64152 have no objection to a new garage addition being added to the property located at 6106 NW Bell Rd., Parkville, MO 64152.

Respectfully,



Robert Leahy

Parkville Community Development  
8880 Clark Ave.  
Parkville, MO 64152

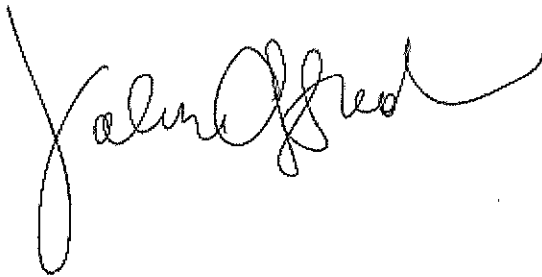
November 17<sup>th</sup>, 2020

Valerie Offield  
6102 NW Bell Rd.  
Parkville, MO 64152

I, Valerie Offield, the property owner at 6102 NW Bell Rd., Parkville, MO 64152 have no objection to a new garage addition being added to the property located at 6106 NW Bell Rd., Parkville, MO 64152.

Respectfully,

Valerie Offield

A handwritten signature in black ink, appearing to read "Valerie Offield". The signature is written in a cursive style with a large, looping initial "V" and a long, sweeping tail.

**DOUBLE EAGLE BUILDERS  
6325 LEWIS STREET, SUITE 116  
PARKVILLE, MO 64152**

Parkville Community Development  
8880 Clark Ave.  
Parkville, MO 64152

November 17, 2020

Dale Brouk  
Double Eagle Builders, LLC  
dba / National Home Builders  
Parcel ID #: 20-7.0-26-200-004-015.000  
Parkville, MO 64152

I, Dale Brouk, the property owner of Parcel ID #: 20-7.0-26-200-004-015.000 in Parkville, MO 64152 have no objection to a new garage addition being added to the property located at 6106 NW Bell Rd., Parkville, MO 64152.

Respectfully,



Dale Brouk  
Co-Manager  
Double Eagle Builders, LLC



November 11<sup>th</sup> 2020

**Attn: Dominique Allen**  
**6106 NW Bell Rd.**  
**Parkville MO 64152**

To whom it may concern,

We, property managers of Walnut Ridge, have approved the garage addition of 2100 sq ft. We understand that you will be storing your cars and lawn equipment in the garage. Please let us know if you have any additional questions or concerns.

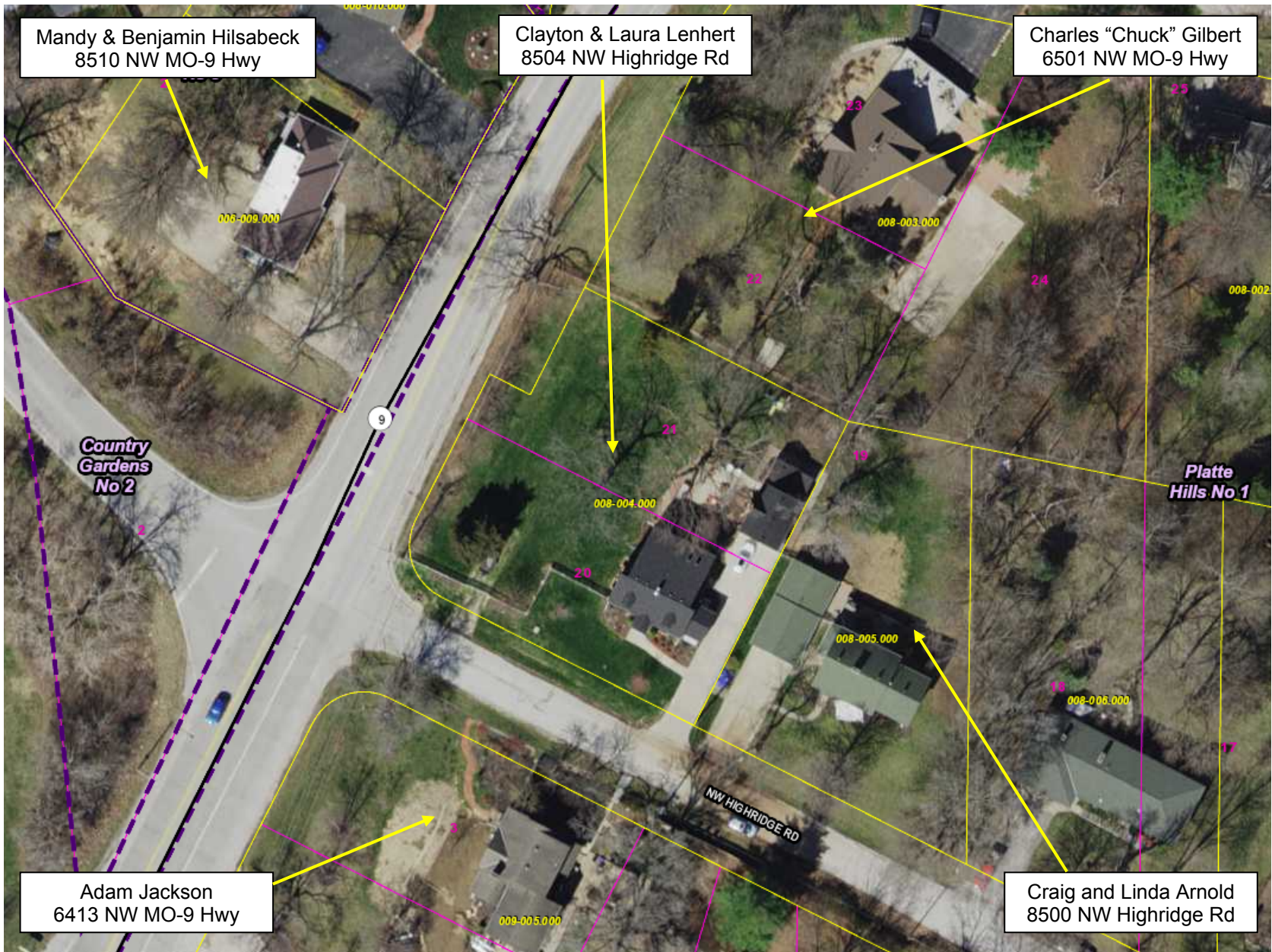
Thank you,  
Apearl Santos

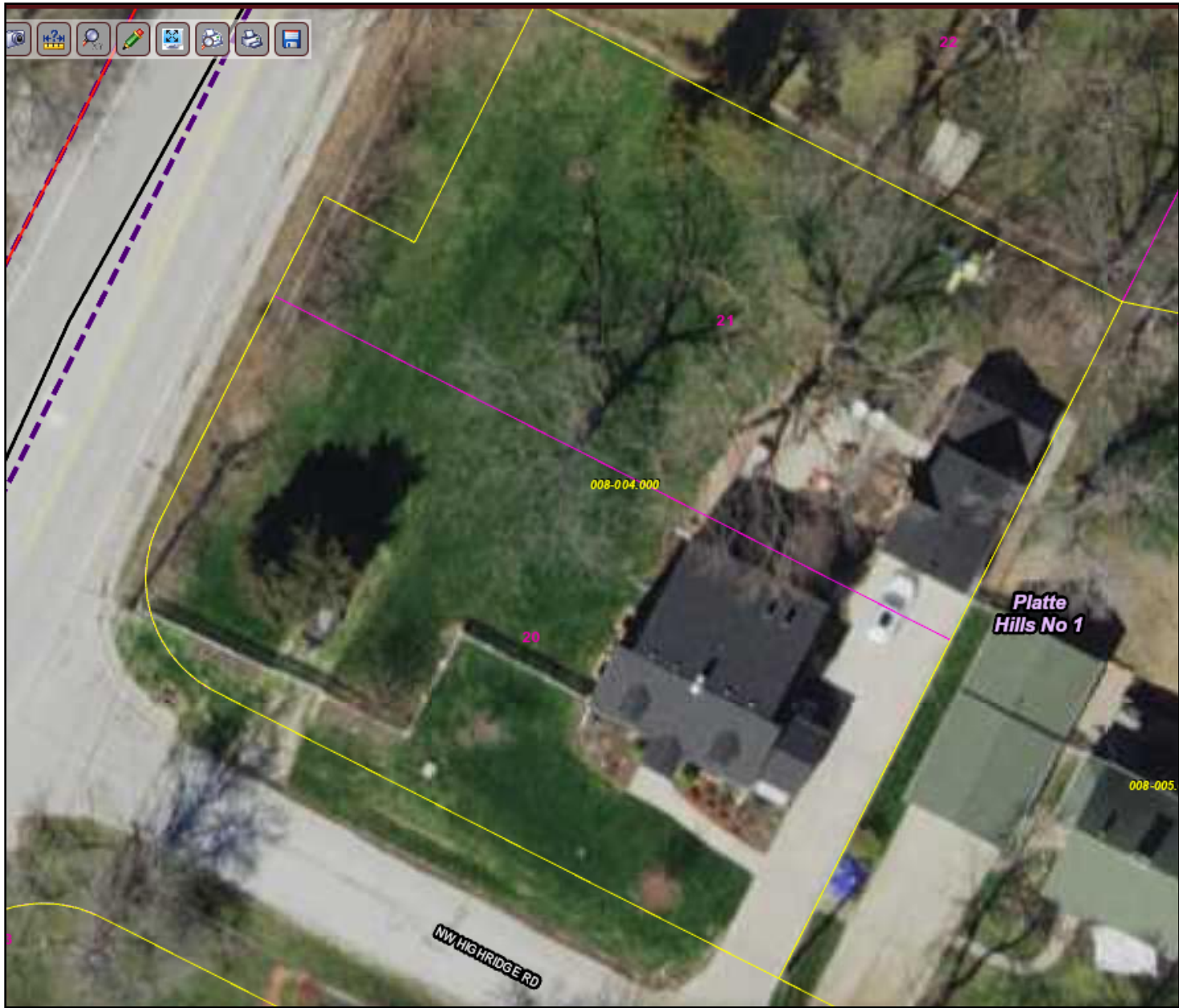
A handwritten signature in black ink that reads "Apearl Santos". The signature is written in a cursive, flowing style.

Property Manager



# Subject Area Property Map







View of 8504 NW Highridge Road looking from MO-Hwy 9 to the west



View of 8504 NW Highridge Road looking from MO-Hwy 9 to the west

**From:** Chuck Gilbert <[chuckg@gilbertgroup.com](mailto:chuckg@gilbertgroup.com)>  
**Date:** November 20, 2020 at 6:10:40 PM CST  
**To:** [claytonlenhert@gmail.com](mailto:claytonlenhert@gmail.com)  
**Subject:** FW: Addition

Clay,

Thank you for sharing with me the plans for your proposed renovation of the garage. It looks like it will be a great addition and make the garage so much more usable for you.

For the benefit of those at the Parkville planning and zoning, the Lenherts have been great neighbors and I wholeheartedly support these plans – or any variation of them – for several reasons. First, they maintain their home and yard assiduously. Their back yard is contiguous to my side and back yards, so I have about as good of a view of what goes on there as anyone. The yard is immaculate and the back patio is an entertainer’s dream. Second, on those occasions when their events run in to the evening, they are respectful of time and noise levels so to not disturb me (which in the nearly 4 years since moving in has yet to happen). Third, any time there is work being done that might involve any potential for inconvenience or interruption of my back yard activities (also yet to happen), they give me more than adequate notice. Fourth, they are mindful of the importance of “curb appeal” and the correlation it has to overall property values and appeal of Parkville as a great place to live.

My belief is that past behavior is the best indicator of future behavior. Given my experience with them, it is inconceivable to me that they would undertake any home improvement project – either in scope/design or process/personnel – that would be inconsistent with what I have seen of them: being great neighbors. Should anyone at the planning/zoning department have any questions of me, I would be delighted to visit with them.

Best Regards,

Chuck Gilbert

6501 N. State Route 9  
Parkville, MO 64152  
(816) 405-9825 cell

**From:** Clayton Lenhart <[CLAYTONLENHERT@gmail.com](mailto:CLAYTONLENHERT@gmail.com)>  
**Date:** November 22, 2020 at 4:55:25 PM CST  
**To:** Clayton Lenhart <[CLAYTONLENHERT@gmail.com](mailto:CLAYTONLENHERT@gmail.com)>  
**Subject:** Adam Jackson

I'll look over and sure b no issue.

I wanna add on to my north side one day. Make kitchen bigger.

Sent from my iPhone

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**From:** Clayton Lenhart <[CLAYTONLENHERT@gmail.com](mailto:CLAYTONLENHERT@gmail.com)>  
**Date:** November 22, 2020 at 4:53:58 PM CST  
**To:** Clayton Lenhart <[CLAYTONLENHERT@gmail.com](mailto:CLAYTONLENHERT@gmail.com)>  
**Subject:** Ben and Mandy Hilsabeck

Good morning, Clay!

This is Mandy Hilsabeck, across the road. Sorry for my delay in replying, it's been a little nuts around here. ☐ I forwarded your message to Ben, who's out of town currently. Thanks for asking, but we have no problem with you adding on. I'm sure it will look as great as everything else over there. 😊 If there's anything else we can do to help, please let us know. Thanks for being good neighbors! 🙌😊

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Sent from my iPhone

**From:** Clayton Lenhart <[CLAYTONLENHERT@gmail.com](mailto:CLAYTONLENHERT@gmail.com)>  
**Date:** November 22, 2020 at 4:52:50 PM CST  
**To:** Clayton Lenhart <[CLAYTONLENHERT@gmail.com](mailto:CLAYTONLENHERT@gmail.com)>  
**Subject:** Craig and Linda Arnold

Good morning ,this is linda.

Sorry for the delay in responding.

First I will say you and Laura always do a first class style in everything.

I will agree with your drawings when present them to the city.

But... ha there's always a but somewhere.

In your plans it's a very long white wall . It will block some of the openness that we do have in seeing the hwy. granted nothing exciting views with the hwy but when the wall is there we will see chucks tree and house.

Is there anything or anyway you could add windows to break up the long wall? I'm not sure if that would help or make it more noticeable.

Laura is good in seeing things like that and I have asked her to look from our side and see what she thinks would be the best.

This is my thoughts and I will always tell you the truth and I definitely know you guys always do a great job .

Thanks again for your drawings

Sent from my iPhone