

**Parkville Board of Zoning Adjustment
Regular Meeting Minutes
City of Parkville, Missouri
Thursday December 3, 2020 at 3:30 p.m.
City Hall Boardroom**

1. Call to Order

Chairwoman Carla Dods called the meeting to order at 3:30 p.m.

2. Roll Call

Board Members Present:

Carla Dods, Chairwomen

Russ Newcomer

Kenneth Roberson

Art Shafferman

A quorum of the Board of Zoning Adjustment was present.

Staff Present:

Stephen Lachky – Community Development Director

Brad Stanton – Planner

3. General Business

A. Approval of the December 3, 2020 Board of Zoning Adjustment meeting Agenda.

Chairwoman Dods called for discussion on the proposed agenda. Seeing none she called for a motion to approve the agenda.

Member Roberson moved to approve the agenda, Member Newcomer seconded. Motion passed 4-0.

B. Approval of Minutes from the May 28, 2019 Board of Zoning Adjustment meeting.

Chairwoman Dods called for discussion on the Regular Meeting Minutes. Seeing none she called for a motion to approve the minutes as published.

Member Roberson moved to approve the minutes, Member Newcomer seconded. Motion passed 4-0.

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.*

Stephen Lachky, Community Development Director, presented a summary of the proposed variance. Director Lachky stated that the applicant wished to reduce the rear-yard setback of 6106 NW Bell Road by 7.7 ft. The applicant would like to construct a garage addition to the existing house, but would infringe on the required 50 ft. rear-yard building setback. Member Newcomer inquired about the applicability of the R-1 zoning district on this property. Director Lachky noted that the property was large enough for the R-1 zoning district. Director Lachky stated that staff had received comments from neighbors with the only concern being appearance of the materials of the garage addition.

Jeff Johnson with Northland Management & Construction stated that the materials for the garage addition would be consistent with those materials in the National and the nearby Limestone Villas. Member Roberson inquired about the size of the garage. Dominique Allen, property owner, responded that he works on antique cars.

Chairwoman Dods asked for additional discussion, seeing none she called for a motion.

Member Roberson moved to approve the application for variance, Member Newcomer seconded. Motion passed 4-0.

5. Regular Business

None

6. Unfinished Business

None

7. Other Business

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

Director Lachky introduced the Lenhart's proposed project, an expansion of their existing accessory structure. Clayton Lenhart described their plans to add on to their existing carriage house for his wife's pottery studio. Members discussed the impact of neighbor's testimony on BZA decisions.

- 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: Tuesday, February 23, 2021 at 5:30 p.m.

8. Adjournment

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

Member Roberson moved to adjourn, Member Newcomer seconded. Motion passed: 4-0.
Meeting adjourned at 4:32 p.m.

Submitted by:

Stephen Lachky
Community Development Director

2-19-20
Date

Brad Stanton
Planner

2-19-20
Date