



STAFF REPORT TO THE BOARD OF ADJUSTMENT
December 18, 2025 Meeting
Agenda Item: 5a. Frickey Property Variance

BACKGROUND

Stacy and Brad Frickey, owners of 1.08-acre property located at 16431 W. Loch Lloyd Parkway within the Village of Loch Lloyd, are requesting approval of a 15-foot variance from the 35-foot front yard building setback that is required by the Village's Unified Development Ordinance (see Exhibit 1 – Location Map). This variance is being requested to accommodate the owner's plans for the construction of a new single-family dwelling on this vacant property.

This property is zoned R-1 Single Family Residential which requires a minimum 35-foot front yard building setback, measured from the street right-of-way line, a 15-foot side yard building setback and a 30-foot rear yard building setback. Because this property is a pie-shaped, corner lot, there is flexibility in determining which yard is the rear yard and which is the side yard (see Exhibit 2 – Sketch Plan). The applicant is requesting this variance based on the property's unique shape and topography which make it difficult to construct a dwelling and meet the building setback requirements (see Exhibit 3 – Request Letter).

Variance Provisions

Under the provisions of the Village's UDO, the Board of Adjustment may authorize a variance from a required building setback based upon practical difficulties which would constitute an unreasonable deprivation of use of the property - provided the spirit of the UDO shall be observed, public safety and welfare secured, and substantial justice done. In granting a variance, the Board of Adjustment may impose such conditions, safeguards and restrictions as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of this Ordinance.

Meeting Notice

In accordance with the Unified Development Ordinance of the Village of Loch Lloyd, notice of this Board meeting was posted on the property, published in the North Cass Herald local newspaper, and sent by regular mail to the owners of all property within 185 feet of the subject site.

RECOMMENDATION

Findings

The author of this report agrees with the property owner's statements that the shape and topography of this site are unique and creates a practical difficulty and unnecessary hardship for the construction of a residential dwelling of a size and shape appropriate for a parcel of this size within the building setbacks. This parcel is currently vacant and will likely remain so due to the parcel's size and shape without the granting of a variance. A 15-foot variance from the 35-foot front yard building setback as requested to accommodate construction appears to be the minimum variance necessary and based on the shape and location of this property, this variance is in keeping with the spirit of the Village's UDO and does not negatively impact the surrounding properties.



Conditions of Approval

Based upon the above findings, the author of this report recommends approval of the proposed variance subject to the following conditions.

1. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.

Attached as Exhibit 4 is a resolution for the Board's consideration.

*Respectfully submitted by Christopher Shires, AICP, Principal, Confluence, Inc.
Planning Consultant for the Village of Loch Lloyd*

EXHIBITS

- Exhibit 1 - Location Map
- Exhibit 2 - Sketch Plan
- Exhibit 3 - Request Letter
- Exhibit 4 - Resolution

EXHIBIT 1

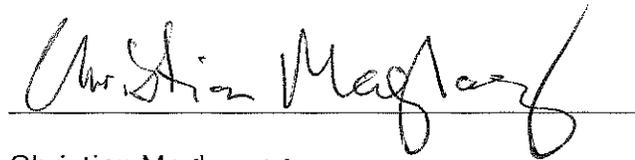
Frickey Property



EXHIBIT 3

To whom it may concern,

I am requesting a variance to the property located at 16431 Loch Lloyd Parkway on behalf of the owners Brad and Stacy Frickey. We are requesting that the Rear Yard Setback of this lot be reduced from 30' to 20' based on the topography and unique shape of the property. The steep approach to the house requires us to have a long, winding driveway to have enough distance to reach the garage at a reasonable slope for a residential lot, which reduces the usable building footprint while maintaining the desirable views of the Lake. The elevated topography of the lot along Loch Lloyd Parkway and the adjacent sidewalk (~15-20' cliff separates the street from the building footprint) and its isolation from any neighboring properties also ensures that a variance to this setback would not cause any noticeable change to an existing street line or cause any hardship to neighboring lots. Lastly, the unique shape of this lot curving along Loch Lloyd Parkway raises the question of the definition of Side Yard (15' setback) and Rear Yard (30' setback) and how it would apply to the house given the orientation of the front door on the lot. Based on these points and an approved design review from the Loch Lloyd Design Review Committee, a 20' Rear Setback Variance would allow the construction of a home that fits the high standards of Loch Lloyd Village's esteemed neighborhood on a difficult vacant lot.



11-20-2025

Christian Maglasang

Architectural Designer

Homoly Design - Build

EXHIBIT 4

RESOLUTION NO: _____

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE VILLAGE OF LOCH LLOYD, MISSOURI, APPROVING A VARIANCE FOR THE 1.08-ACRE PROPERTY LOCATED AT 16431 W. LOCH LLOYD PARKWAY WITHIN THE VILLAGE OF LOCH LLOYD, MISSOURI.

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received a request from the owners of 1.08-acre property located at 16431 W. Loch Lloyd Parkway within the Village of Loch Lloyd for approval of a 15-foot variance from the 35-foot front yard building setback that is required by the Village's Unified Development Ordinance, to accommodate construction of a new single-family dwelling on this currently vacant property (see Attachment A for legal description of property); and,

WHEREAS, the planning consultant hired on behalf of the Village of Loch Lloyd, having expertise in matters related to the application of a Unified Development Ordinance, has reviewed the proposed variance and drafted a staff report to the Board of Adjustment that is dated December 18, 2025; and,

WHEREAS, in accordance with the provisions of the Village's Unified Development Ordinance, the members of Board of Trustees of the Village of Loch Lloyd are serving as the members of Board of Adjustment; and,

WHEREAS, on December 18, 2025, the Board of Adjustment of the Village of Loch Lloyd, under authority granted to it by the Missouri Revised Statutes, after a duly called and noticed public hearing of the Board, and after considering the views of all those who came before it, voted to approve the proposed variance as detailed in the staff report dated December 18, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE VILLAGE OF LOCH LLOYD, MISSOURI AS FOLLOWS:

SECTION 1. The Board makes for the following findings in support of the requested variance:

1. The shape and topography of this site are unique and creates a practical difficulty and unnecessary hardship for the construction of a residential dwelling of a size and shape appropriate for a parcel of this size within the building setbacks, and this property is currently vacant and will likely remain so due to its size and shape without the granting of a variance.
2. A 15-foot variance from the 35-foot front yard building setback as requested to accommodate construction appears to be the minimum variance necessary.
3. This variance is in keeping with the spirit of the Village's Unified Development Ordinance Based, and based on the shape and location of this property, does not negatively impact the surrounding properties.

SECTION 2. The variance, as detailed in the staff report to the Board dated December 18, 2025, is approved, subject to the following conditions of approval:

1. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.

PASSED AND APPROVED BY THE BOARD OF ADJUSTMENT OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 18th DAY OF DECEMBER 2025.

Chuck Etherington
Chairperson

ATTEST:

Anthony Lafata
Village Clerk

ATTACHMENT A

**LEGAL DESCRIPTION OF THE PROPERTY LOCALLY KNOWN AS
16431 W. LOCH LLOYD PARKWAY
VILLAGE OF LOCH LLOYD, MISSOURI**

PROPERTY DESCRIPTION

CONTAINING 46,984 SQUARE FEET OR 1.08 ACRES

A TRACT OF LAND LOCATED IN SECTIONS, 5, 7 AND 8, TOWNSHIP 46 NORTH, RANGE 33 WEST AND BEING A PORTION OF TRACT A, LOCH LLOYD FIRST PLAT, A RECORDED SUBDIVISION IN THE VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED BY EDWARD K. DANNEWITZ, LS 2664 ON THIS 15TH DAY OF JULY, 2024, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 8; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 7, A DISTANCE OF 148.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST LOCH LLOYD PARKWAY, AS IT CURRENTLY EXISTS; THENCE SOUTH 24 DEGREES 10 MINUTES 36 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.18 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 46 DEGREES 15 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 127.84 FEET, A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 131.06 FEET TO THE EASTERLY LINE OF SAID SECTION 7; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST LOCH LLOYD PARKWAY, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 89 DEGREES 09 MINUTES 03 SECONDS EAST, A CHORD DISTANCE OF 130.12 FEET, A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 133.53 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 51 DEGREES 07 MINUTES 55 SECONDS EAST, A CHORD DISTANCE OF 76.07 FEET, A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 76.72 FEET; THENCE NORTH 48 DEGREES 40 MINUTES 27 SECONDS WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.26 FEET; THENCE NORTH 41 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF 16.62 FEET; THENCE NORTH 48 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 34.40 FEET; THENCE NORTH 48 DEGREE 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 14.10 FEET THENCE NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 44 DEGREES 43 MINUTES 36 SECONDS WEST, A CHORD DISTANCE OF 56.61 FEET, A RADIUS OF 495.00 FEET, AN ARC DISTANCE OF 56.64 FEET; THENCE NORTH 41 DEGREES 26 MINUTES 55 SECONDS WEST, A DISTANCE OF 55.84 FEET TO THE NORTH LINE OF SAID SECTION 8; THENCE CONTINUING NORTH 41 DEGREES 26 MINUTES 55 SECONDS WEST, A DISTANCE OF 13.86 FEET; THENCE NORTHERLY, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 14 DEGREES 30 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 31.71 FEET, A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 32.91 FEET; THENCE NORTH 12 DEGREES 25 MINUTES 19 SECONDS EAST, A DISTANCE OF 5.30 FEET; THENCE NORTH 77 DEGREES 34 MINUTES 41 SECONDS WEST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 40 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 59.36 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.