

NOTICE OF OPEN MEETING

Posted HH:MM MONTH DD, YYYY

Notice is hereby given that the Neosho Airport Industrial Development Board will meet in regular session on DAY, MONTH DD, YYYY at 3:00 p.m., at the Neosho Hugh Robinson Airport at 1400 Terry Johnson Drive, Neosho, Missouri 64850.

AGENDA

NEOSHO BOARD OF ADJUSTMENTS

The agenda of this meeting includes:

CALL TO ORDER

[IGNORE_NUMBERING]

ROLL CALL

[IGNORE_NUMBERING]

APPROVAL OF AGENDA

[IGNORE_NUMBERING]

APPROVE MINUTES

[IGNORE_NUMBERING]

1. February 28, 2025 Board of Adjustments Minutes

NEW BUSINESS

[IGNORE_NUMBERING]

1. Variance Request for a lot split back to the original plat design located at the below property description:
LOTS 10, 11, AND 12, BLOCK 10, NEOSHO CITY, NOW A PART OF THE CITY OF NEOSHO, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

ADJOURN

[IGNORE_NUMBERING]

**City of Neosho
Board of Adjustments
Meeting Minutes for
February 28, 2025 at 10:00 a.m.
Meeting held in
City Hall Council Chambers**

CALL TO ORDER

Chairman Williams called the meeting to order at 10:00 a.m.

ROLL CALL

Board Members In Attendance: Jacob Evans, Bret Smith, Tom Pellegrin and Bill Williams

Board Members Absent: Sam Major was absent.

Ex-Officio Members: Cheyenne Wright, City Clerk, minutes taken by Clerk.

APPROVE THE AGENDA

Smith made a motion to approve the agenda; Evans seconded.

Evans – Yes; Pellegrin-Yes; Smith-Yes; Williams-Yes.

Motion Carried.

APPROVE THE MINUTES

Chairman Williams called for a motion to approve the September 30, 2024 Minutes.

Motion was made by Smith and seconded by Evans to approve the September 30, 2024 Minutes.

Evans – Yes; Pellegrin - Yes; Smith-Yes; Williams-Yes.

Motion Carried.

NEW BUSINESS

Public Hearing concerning an appeal from Thomas Brothers, LLC requesting a variance for property located at the following property descriptions in Neosho, Missouri for a lot split back to the original plat design.

Chairman Williams opened the public hearing at 10:04 a.m.

Development Services, Adam Worster, was sworn in by City Clerk Wright, Worster then addressed the board and presented the exhibits for the City of Neosho. The owner of the property in question is requesting a lot split of the properties back to the original platted lot size.

Exhibit 1 – Application

Exhibit 2 – Warranty Deed

Exhibit 3 – Satellite Maps

Exhibit 4 – Original Plat Maps

Exhibit 5 – City Code Section 405.070 (B) (5&6)

- Exhibit 6** – Letter of Denial to Applicant
- Exhibit 7** – Public Hearing Notice Request
- Exhibit 8** – Building Permits Issued by the City of Neosho

Motion was made by Evans to accept the exhibits presented by the City of Neosho and seconded by Smith. Evans – Yes; Pellegrin - Yes; Smith-Yes; Williams-Yes.

Motion Carried.

Jennifer Thomas, owner of the property, was sworn in by City Clerk Wright. Ms. Thomas addressed the board and answered questions from the board regarding this project for new housing.

Pelligrin asked if a survey had been done on the property, to which the owner answered no.

Pelligrin stated that a survey should be done prior to approving any sort of variance on the lot.

Aaron Wilson, owner of the property, was sworn in by City Clerk Wright. Mr. Wilson addressed the board and answered questions from the board regarding this project for new housing.

Chairman Williams closed the public hearing at 10:16 a.m.

Variance Request for a lot split back to the original plat design located at the below property description for Lots 10, 11, 12, Block 10, Neosho City, now a part of the City of Neosho, Missouri according to the recorded plat thereof.

Pelligrin called for a motion to postpone the decision of the board until a survey is completed by the owners of the property and seconded by Evans.

Evans – Yes; Pellegrin - Yes; Smith-Yes; Williams-Yes.

ADJOURN

Chairman Major asked for a motion to adjourn the February 28, 2025 City of Neosho Board of Adjustment Meeting at 10:18 a.m. after a motion being made by Smith and seconded by Evans all members voting in concurrence.

APPROVED

MINUTES TAKEN BY:

BOARD OF ADJUSTMENTS

Chairman

City Clerk

BOARD OF ADJUSTMENTS

Secretary

REQUESTED COUNCIL MEETING DATE: March 17, 2025

ITEM: Variance Request for a lot split back to the original plat design located at the below property description:

LOTS 10, 11, AND 12, BLOCK 10, NEOSHO CITY, NOW A PART OF THE CITY OF NEOSHO, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

ORIGINATING DEPARTMENT: City Clerk

ATTACHMENT:

1. Packet for Thomas Brothers, LLC Lot Split Request
 2. Map of Lots Split
 3. Survey of Mary Avenue Property 817 and 819
-

PURPOSE:

To seek the board's decision on a variance for a lot split at property located on Mary Avenue for Thomas Brothers, LLC.

BACKGROUND:

Thomas Brothers, LLC is requesting a variance to code section 405.070(B)6 to the lot width of the property listed in the title. The requester is requesting the lots be taken back to the original plat design allowing for the smaller lots.

RECOMMENDATION:

NOTICE OF OPEN MEETING

Posted 5 p.m. Thursday, February 13, 2025

Notice is hereby given that the **Neosho Board of Adjustments** will conduct a meeting at **10 a.m. on February 28, 2025**, in the City Hall Council Chambers located at 203 East Main Street, Neosho, Missouri.

Postings of this notice can be found at the City Hall location outside Council Chambers door, inside the entrance to City Hall, and also inside the Water Department lobby.

Publication for Public Hearing Notice posted in the Neosho Daily newspaper on February 14, 2025.

AGENDA – BOARD OF ADJUSTMENTS

February 28, 2025 at 10:00 a.m.

City Hall Council Chambers

203 East Main Street, Neosho, MO 64850

The agenda of this meeting includes:

ROLL CALL

APPROVE THE AGENDA

APPROVE MINUTES

1. September 30, 2024 Board of Adjustment Minutes

NEW BUSINESS

1. **Public Hearing concerning an appeal from Thomas Brothers, LLC requesting a variance for property located at the following property descriptions in Neosho, Missouri for a lot split back to the original plat design.**
 - a. LOTS 10, 11 AND 12, BLOCK 10, NEOSHO CITY, NOW A PART OF THE CITY OF NEOSHO, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.
2. Variance Request for a lot split back to the original plat design located at the below property description
 - a. LOTS 10, 11 AND 12, BLOCK 10, NEOSHO CITY, NOW A PART OF THE CITY OF NEOSHO, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

ADJOURN

Representatives of the news media may obtain copies of this notice by contacting Cheyenne Wright, City Clerk, 203 E. Main, Neosho, Missouri (417-451-8050)

**City of Neosho
Board of Adjustments
Meeting Minutes for
September 30, 2024 at 5:30 p.m.
Meeting held in
City Hall Council Chambers**

CALL TO ORDER

Chairman Major called the meeting to order at 5:38 p.m.

ROLL CALL

Board Members In Attendance: Jacob Evans, Sam Major, Bret Smith, Tom Pellegrin and Bill Williams

Board Members Absent: None were absent.

Ex-Officio Members: Cheyenne Wright, City Clerk, minutes taken by Clerk.

APPROVE THE AGENDA

Pellegrin made a motion to approve the agenda; Smith seconded.

Evans – Yes; Major-Yes; Pellegrin-Yes; Smith-Yes; Williams-Yes.

Motion Carried.

APPROVE THE MINUTES

Chairman Major called for a motion to approve the April 15, 2024 Minutes.

Motion was made by Smith and seconded by Evans to approve the April 15, 2024 Minutes.

Evans – Yes; Major-Yes; Pellegrin - Yes; Smith-Yes; Williams-Yes.

Motion Carried.

NEW BUSINESS

Public Hearing concerning an appeal from Neosho Habitat for Humanity requesting a variance for property located at the following property descriptions in Neosho, Missouri for a lot split back to the original plat design.

- a. All of Lots 27 and 28, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.
- b. All of Lots 23 and 24 in Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.
- c. All of Lot 25, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.
- d. All of Lots 21, 22, and 26 Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.

Chairman Major opened the public hearing at 5:40 p.m.

Development Services Director, Richard Leavens, was sworn in by City Clerk Wright, Leavens then addressed the board and presented the exhibits for the City of Neosho. The owner of the property in question is requesting a lot split of the properties back to the original platted lot size for homes to be built for Habitat for Humanity.

Exhibit 1 – Application

Exhibit 2 – Warranty Deed of Property for all of Lots 27 and 28, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.

Exhibit 3 – Warranty Deed of Property for all of Lot Twenty Three (23) and Lot Twenty Four (24) in Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.

Exhibit 4 – Warranty Deed of Property for Tract 1: All of Lot 25, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof and Tract 2: All of Lots 21, 22 and 26, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.

Exhibit 5 – Satellite Maps

Exhibit 6 – Original Plat Maps

Exhibit 7 – City Code Section 405.070 (B) (5&6)

Exhibit 8 – Letter of Denial to Applicant

Exhibit 9 – Public Hearing Notice Request

The board has taken notice of all documents presented by Richard Leavens.

Pris Reed, Neosho Habitat for Humanity, was sworn in by City Clerk Wright. Ms. Reed addressed the board and answered questions from the board regarding this project for new housing.

Chairman Major closed the public hearing at 5:50 p.m.

Consider granting a variance as petitioned by Neosho Habitat for Humanity for all of Lots 27 and 28 in Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof. for lot splits back to the original platted design, Neosho, Missouri

Consider granting a variance as petitioned by Neosho Habitat for Humanity for all of Lot 23 and Lot 24 in Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof for lot splits back to the original platted design, Neosho, Missouri.

Consider granting a variance as petitioned by Neosho Habitat for Humanity for all of Lot 25, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof for lot splits back to the original platted design, Neosho, Missouri.

Consider granting a variance as petitioned by Neosho Habitat for Humanity for all of Lots 21, 22 and 26, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof for lot splits back to the original platted design, Neosho, Missouri.

Chairman Major stated to the board that they can take up each one of these four items separately or as one.

Mr. Pellegrin asked to remove himself from the discussion due to his involvement on the Neosho Habitat for Humanity Board.

Chairman Major made a motion to approve the variance for the lot splits on all of Lot 21, 22, 23, 24, 26, 27, and 28 in Block 11 and in Neosho City Addition to the City of Neosho, Newton County, Missouri. Seconded by Jacob Evans.

Roll Call Vote:

Evans – Yes; Major-Yes; Pellegrin-Abstain; Smith-Yes; Williams-Yes.
Motion Carried.

ADJOURN

Chairman Major asked for a motion to adjourn the September 30, 2024 City of Neosho Board of Adjustment Meeting at 5:54 p.m. after a motion being made by Bill Williams and seconded by Bret Smith all members voting in concurrence.

APPROVED

MINUTES TAKEN BY:

BOARD OF ADJUSTMENTS

Chairman

City Clerk

BORAD OF ADJUSTMENTS

Secretary

THOMAS BROTHERS, LLC REQUEST FOR LOT SPLITS

- Exhibit 1** – Application
- Exhibit 2** – Warranty Deed
- Exhibit 3** – Satellite Maps
- Exhibit 4** – Original Plat Maps
- Exhibit 5** – City Code Section 405.070 (B) (5&6)
- Exhibit 6** – Letter of Denial to Applicant
- Exhibit 7** – Public Hearing Notice Request



Planning and Zoning Department

City Hall 203 E. Main Neosho, MO 64850 Phone 451-8050

PLANNING AND ZONING APPLICATION

PROJECT TITLE & TYPE

- Preliminary Plat / Site Plan
- Special Use Permit
- Rezoning
- Final Plat / Site Plan
- Vacation of Right-of-Way
- Board of Adjustments
- Vacation of Easement
- Other _____

INFORMATION

APPLICANT		PROJECT	
Name	<u>THOMAS DEOS</u>	Project Location	<u>LOT SPLIT</u>
Address	<u>wilthomllc@gmail</u>	Existing Use	<u>SUB-FRONTAGE DEVELOPMENT</u>
Phone	<u>417-592-7052</u>	Proposed Use	_____
Contact Person Name	<u>Jennifer Thomas</u>	Existing Zone	_____
Contact Person Phone	<u>417 592-7052</u>	Proposed Zone	_____

SIGNATURE OF OWNERS & DATE

The above information and the attached list of property owners and the area map are true and accurate to the best of my knowledge.

<u>Jennifer Thomas</u>	<u>1-28-25</u>
Signature of Owner	Date
_____	_____
Signature of Co-Owner	Date

Staff Use Only

Application Accepted...

Date _____

Time _____

By _____

- Application Fee Received
- Deed Attached
- Parcel Map Attached
- Property Owners Within 200 Ft Attached
- Publication Fee Received



Lot Split Application

City of Neosho
Development Services
203 E Main St
Neosho, MO 64850
(417) 451-8050

Applicant/Developer (Print): THOMAS BROWERS LLC

Address: 105 EAST MAIN ST

Phone: 417.592.7052 Email: WILTHOMLLC@GMAIL.COM

Survey Preparer: DEANIMAL PLAT

Address: _____

Phone: _____ Email: _____

Property Location: MARY AVE & HICKORY AVE (AREA OF)

Zoning District: _____ Number of Lots: 3

Access from (street or streets): MARY AVE

Application Procedure. Request for a minor subdivision approval shall be made by the owner of the land. Seven (7) copies of a scale drawing and legal description of the lots involved; the location of any structure(s) thereon together with their precise nature, location and dimensions; name, signature and seal of registered land surveyor or engineer who prepared the plat; and the appropriate fee shall accompany the application. If deemed necessary by the Administrative Officer, other supplementary information may be requested.

Applicant Signature: [Signature] Date: 1.28.25

Administrative Officer: [Signature] Date: 1/28/2025

Approved
Denied
Date: _____

SUB DIVISION FRONTAGE



Lot Split Application

MARY AVE
THOMAS BROTHERS
105 E MAIN ST.

Lot Split Procedure

Section 410.115

Application Procedure. Request for a minor subdivision approval shall be made by the owner of the land. Seven (7) copies of a scale drawing and legal description of the lots involved; the location of any structure(s) thereon together with their precise nature, location and dimensions; name, signature and seal of registered land surveyor or engineer who prepared the plat; and the appropriate fee shall accompany the application. If deemed necessary by the Administrative Officer, other supplementary information may be requested.

Approval Guidelines. Approval of the minor subdivision *may* be given based on all of the following criteria:

1.

All easement requirements have been satisfied.

YES

2.

Such division will not result in a tract without direct access to a public street.

DIRECT ACCESS AVAILABLE

3.

No substandard-sized lot or parcel will be created.

LOT SQUARE FOOTAGE OK

4.

FRONTAGE 60.5' +/- STANDARD 70'

The lot has not previously been split in accordance with these regulations.

NOT PREVIOUSLY SPLIT

①



Recorded in Newton County, Missouri



Recording Date/Time: 08/15/2023 at 03:02:57 PM

Book: 372 Page: 5085

Instr #: 202305150
Type: WD
Pages: 2
Fee: \$27.00 \$ 20230004525



Jennifer A. Childers
Recorder of Deeds

Thomas Law

\$256,000.00

For Recorder's use only

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 14th day of August, 2023 by and between **Jennifer Thomas**, a married person, and spouse, **Jared L. Thomas** of the County of **NEWTON**, State of Missouri, parties of the first part ("Grantors"), and **Thomas Bros., L.L.C.**, a duly organized limited liability company under the State of Missouri, parties of the second part ("Grantees").

Address of Grantees: 105 East Main St., Neosho, MO 64850

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said parties of the second part, the following described real estate, situated in the County of NEWTON and State of Missouri, to-wit:

Lots 10, 11 and 12, Block 10, Neosho City, now a part of the City of Neosho, Missouri according to the recorded plat thereof

More commonly known as: 715 Mary Ave, Neosho, MO 64850

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto the said parties forever.

The said Parties of the First Part covenanting that they are lawfully seized of an indefeasible estate in fee simple to these premises and may convey the same; that these premises are free from all encumbrances, except Deeds of Trust of record, and that Parties of the First Part will warrant and defend the title to these premises unto Parties of the Second Part, and its successors and assigns, forever that said parties and the heirs, executors, administrators, successors and assigns of such parties, shall and will WARRANT AND DEFEND the title to the premises unto said Parties of the Second Part, and to the successors and assigns of such party forever, against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand or hands the day and year first above written.

Jennifer Thomas
Jennifer Thomas

Jared L. Thomas
Jared L. Thomas

STATE OF MISSOURI)
) ss
COUNTY OF NEWTON)

On this 14th day of August, 2023, before me personally appeared **Jennifer Thomas** and spouse, **Jared L. Thomas**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

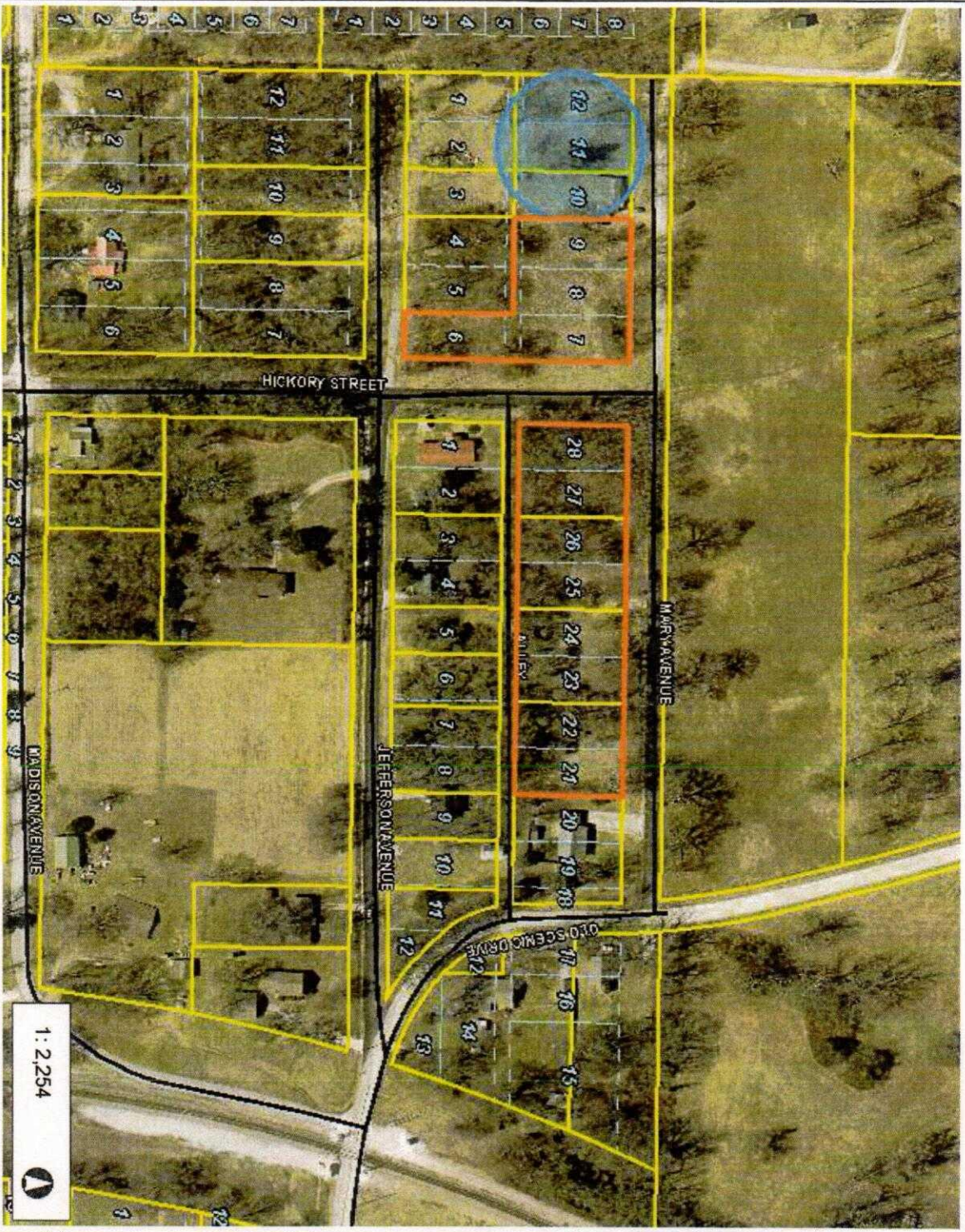
Velky Gutierrez
Notary Public

My Commission Expires: *Jan 24, 2025*



RETURN TO:
Thomas Law Firm
105 East Main St.
Neosho, MO 64850

Neosho, MO



1: 2,254

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Neosho Streets
- <all other values>
- INTERSTATE
- U.S. HIGHWAY
- STATE HIGHWAY
- ALLEY
- CITY STREET
- NAMED COUNTY ROAD
- PLATTED/UNDEVELOPED
- UNNAMED
- VACATED STREET
- Parcel
- Original Lot

Notes

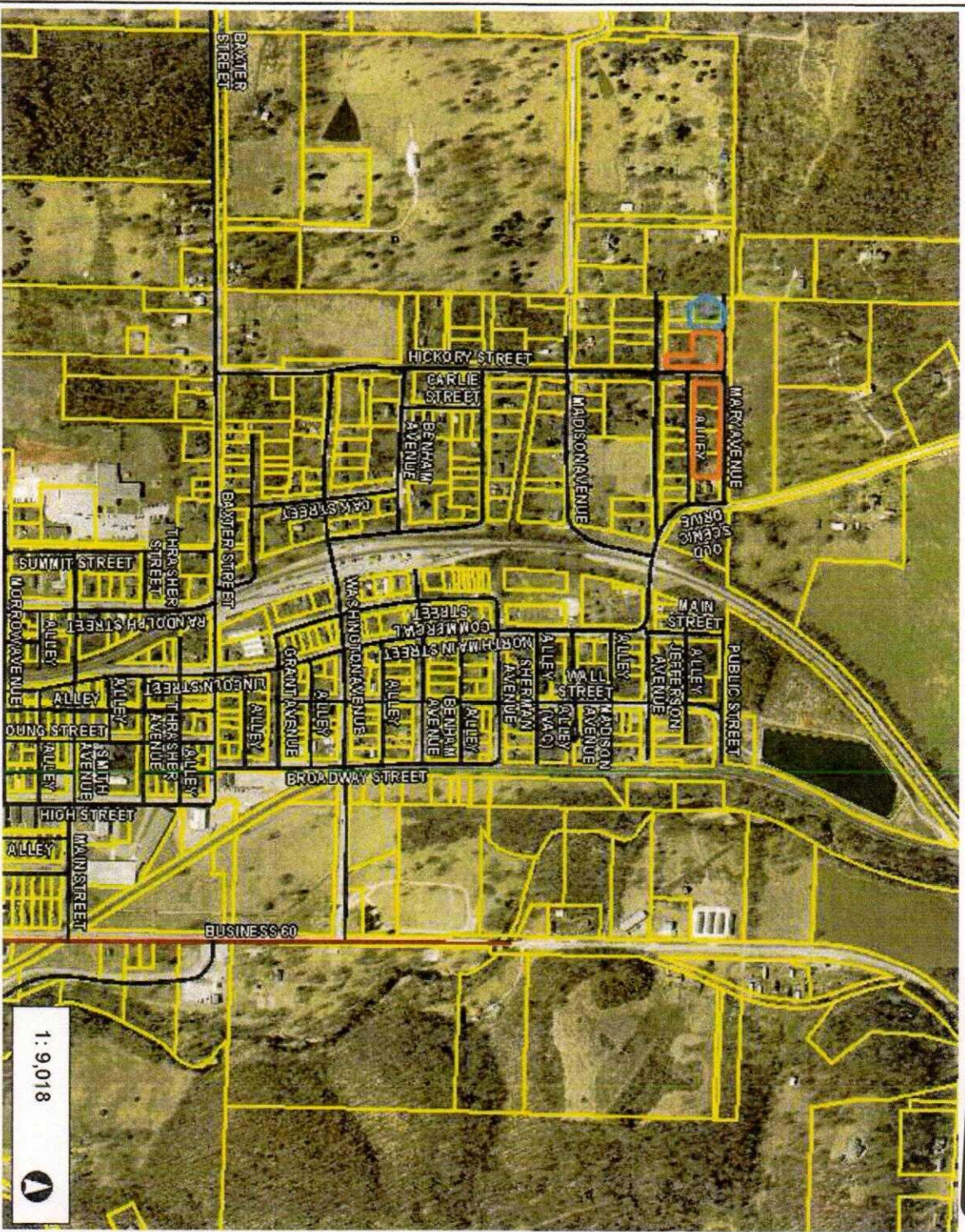
Thomas Bros Sub-Frontage lot split

Neosho, MO



Legend

- Neosho Streets
- <all other values>
- INTERSTATE
- U.S. HIGHWAY
- STATE HIGHWAY
- ALLEY
- CITY STREET
- NAMED COUNTY ROAD
- PLATTED/UNDEVELOPED
- UNNAMED
- VACATED STREET
- Parcel



1 : 9,018



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Thomas Bros Sub-Frontage lot split

Neosho, MO



Legend

- Neosho Streets
- <all other values>
- INTERSTATE
- U.S. HIGHWAY
- STATE HIGHWAY
- ALLEY
- CITY STREET
- NAMED COUNTY ROAD
- PLATTED/UNDEVELOPED
- UNNAMED
- VACATED STREET
- Parcel
- Original Lot



1: 564



93.9 0 46.97 93.9 Feet

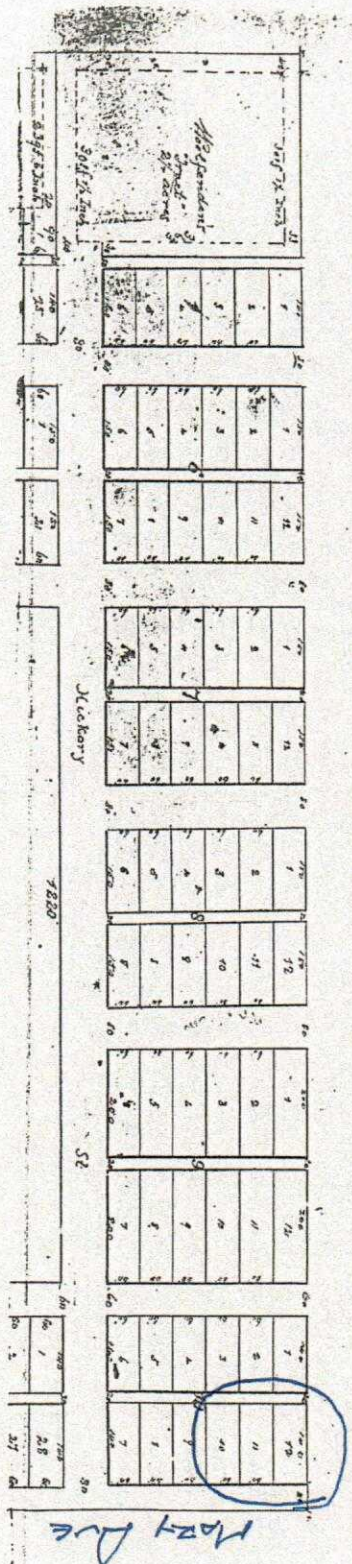
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Thomas Bros Sub-Frontage lot split

M-192



N
T

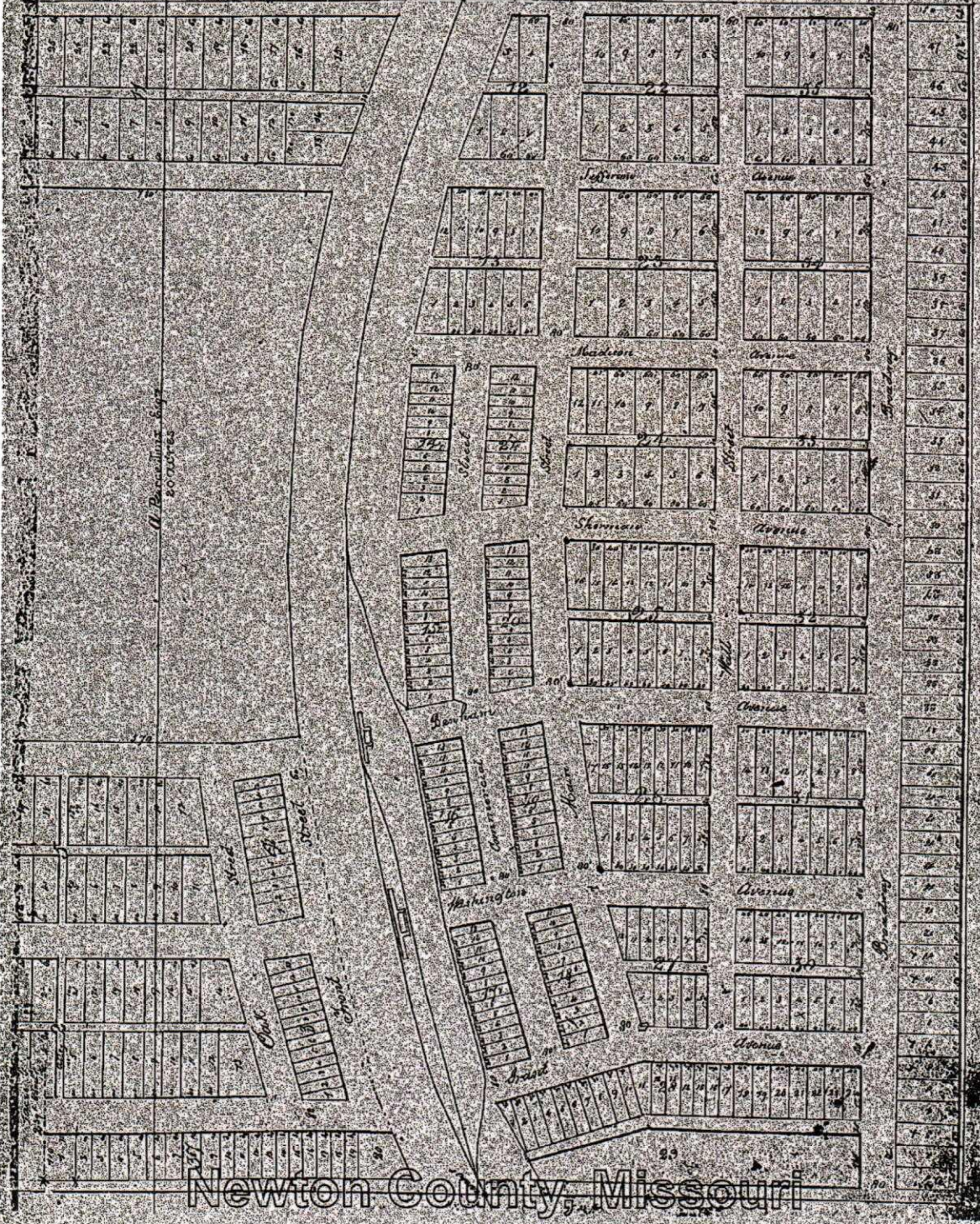
Deed RBM
10/29/02
Newton County, Missouri

Deed R.B.M.
10/29/02 RM

N.E. OS MO City
Newtown
County

O.P.

Scale 100 feet equal to one inch



Newton County, Missouri

This certifies that Mr. Asahel H. Benham the proprietor of
 Smith City humane described and Alonzo B. Benham
 wife of said Asahel H. Benham of the County of Newton
 in the State of Missouri have caused to be made
 out the annexed general map of plat of said Smith
 City situated in the South East Quarter of Section Thir-
 teen (13) in Township Twenty five (25) of Range Thirty six (36)
 in the County of Newton in the State of Missouri -
 Bounded - Beginning at the South East corner of the
 South East Quarter of said Section Thirteen then east
 to the North East corner of said Section Thirteen then
 west to the North West corner of said Section
 Thirteen then South to the South West corner of
 said Section Thirteen then East to the place of begin-
 ning - excepting therefrom that portion of the above
 described tract of land bounded - Beginning at a
 point - July one (1) foot north of the North West corner
 of the South East Quarter of said Section Thirteen
 thence East Thirty three (33) feet - thence South
 West corner of the said block excepting therefrom
 three hundred and thirty three (333) feet
 one half (1/2) inch - thence East Three hundred and
 thirty three (333) feet thence South Three hundred
 and one (100) feet one and one half (1 1/2) inches to
 the place of beginning containing Two (2) acres one
 half (1/2) acre and a few rods beginning July
 one (1) foot East of the South East corner and
 the distance tract of land thence West Three
 hundred and thirty three (333) feet one half
 inches - thence East One hundred and thirty three
 (133) feet and six (6) inches - thence South
 three hundred and thirty three (333) feet and one
 inch thence West One hundred and thirty three
 (133) feet and six (6) inches to the place of
 beginning - containing One (1) acre and a few rods
 What we have viewed & described for the purpose of
 this the annexed plat of land being a true and
 correct copy of the original map and plat of the
 same as the same is on file in the office of the
 County Clerk of Newton County Missouri

Figure and extent of the various streets and
 lanes and commons of said town city
 and the number length width & location of
 the blocks and lots in said town city well
 fully appear from said plat hereto annexed
 and to which reference is made.

Witness our hands & Seal this Twenty Seventh
 day of July A. D. 1870.

[Signature]
 Sec. of Court

Asahel W. Berham
 Annia B. Berham

That I, William H. ...
 do hereby certify that the
 said Asahel W. Berham and Annia B. Berham his
 wife who are personally known to the said
 Circuit Court and the said County of Newton to be the
 persons whose names are subscribed to
 the foregoing Plat as parties thereto this day
 appeared before me & acknowledged that the
 execution & made the same as their voluntary
 act & deed for the uses & purposes therein
 contained and the said Annia B. Berham
 first being by me made acquainted with
 the contents of said Plat & acknowledged in
 my examination separate & apart from
 her husband that she consented & made the
 same freely and without compulsion or
 undue influence of her said husband.

[Signature]
 Sec. of Court

Witness my hand & Seal
 this 27th day of July 1870.
 J. H. ...
 Clerk

This Plat is truly copied from the original on my
 face July 27th 1870. Recorded July 27th 1870

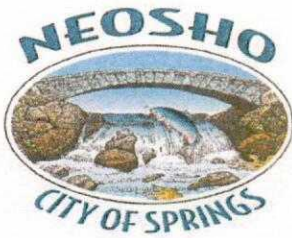
SECTION 405.070 (B.)6



Section 405.070. District "R-1" First Dwelling House District.¹ [Ord. No. 468-2011 §1, 3-15-2011; Ord. No. 162-2021, 4-6-2021]

A. Height And Area Regulations. In "R-1" First Dwelling House District the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows: (for exceptions see Section 405.210, "Height and Area Exceptions")

1. Height. Buildings or structures shall not exceed thirty-five (35) feet and shall not exceed two and one-half (2 1/2) stories in height.
2. Front Yards. Any building hereafter constructed shall provide for a front yard, the minimum depth of which shall be at least twenty-five (25) feet.
3. Side Yards. There shall be a side yard on each side of a building not less than ten percent (10%) of the width of the lot; except that such side yard shall not be less than seven (7) feet, and need not be more than fifteen (15) feet. Buildings on corner lots shall provide a side yard on the street side of not less than fifteen (15) feet, provided, this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership at the time of the passage of this Chapter to less than thirty-five (35) feet.
4. Rear Yards. The depth of the rear yard shall be at least twenty percent (20%) of the depth of the lot, but such depth need not be more than thirty (30) feet.
5. Lot Area Per Family. Every dwelling hereafter erected, moved, or altered shall provide a lot area of not less than seven thousand (7,000) square feet per family, provided that where a lot had less area than herein required in separate ownership at the time of the passage of this Chapter, this regulation shall not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than fifteen thousand (15,000) square feet per family.
6. Lot Width. The minimum width of a lot shall be seventy (70) feet, provided that where a lot has less width than herein required in separate ownership at the time of the passage of this Chapter, this regulation shall not prohibit the erection of a one-family dwelling.
7. Minimum Dwelling Size. Six hundred fifty (650) square feet of living floor area per family.
8. Parking Regulations. See Section 405.230, "Off-Street Parking and Loading."



City of Neosho
203 E. Main Street
Neosho, MO, 64850
417 / 451-8050 phone
417 / 451-8065 facsimile
www.neoshomo.gov

February 2, 2025

Jennifer Thomas
Thomas Brothers, LLC
105 East Main St.
Neosho, MO 64850

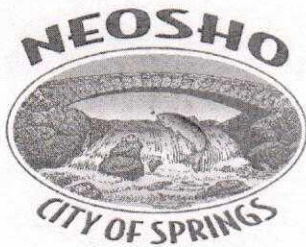
Dear Ms. Thomas,

As per our previous conversation, I have reviewed the Lot Split application that was submitted by Thomas Brothers, LLC to subdivide property located on Mary Avenue west of the intersection of Hickory Avenue. The request to return the parcel to the original platted lot descriptions has been denied. This denial is based on city ordinance regarding minimum lot dimensions in Section 405.070 (B) 6 that requires seventy feet of street frontage. The original plat indicated a frontage of approximately sixty-one feet.

Any request to appeal this determination should be directed to the city's Board of Adjustments.

Sincerely,

Richard Leavens
Director of Development Services



City of Neosho

203 E. Main Street
Neosho, MO, 64850
417 / 451-8050 phone
417 / 451-8065 facsimile
www.neoshomo.gov

February 12, 2025

TO: The Neosho Daily News, Attn: Legal Notices

NOTICE OF PUBLIC HEARING

Under Section 89.100 MO RSMo and pursuant to provisions of the City of Neosho Code Section 405.270, notice is hereby given that the Board of Adjustments will hold a public hearing at 10:00 a.m. on February 28, 2025, in the council chambers at Neosho City Hall located at 203 East Main Street, Neosho, Missouri.

The purpose of the public hearing is to hear an appeal from Thomas Brothers, LLC for property located at Mary Avenue and Hickory Avenue regarding a decision of the City Building Inspector to deny a variance on the property due to the minimum lot width of 70 feet as stipulated in City Code Section 405.070, District R-1 First Dwelling House.

All those present will be given an opportunity to be heard.

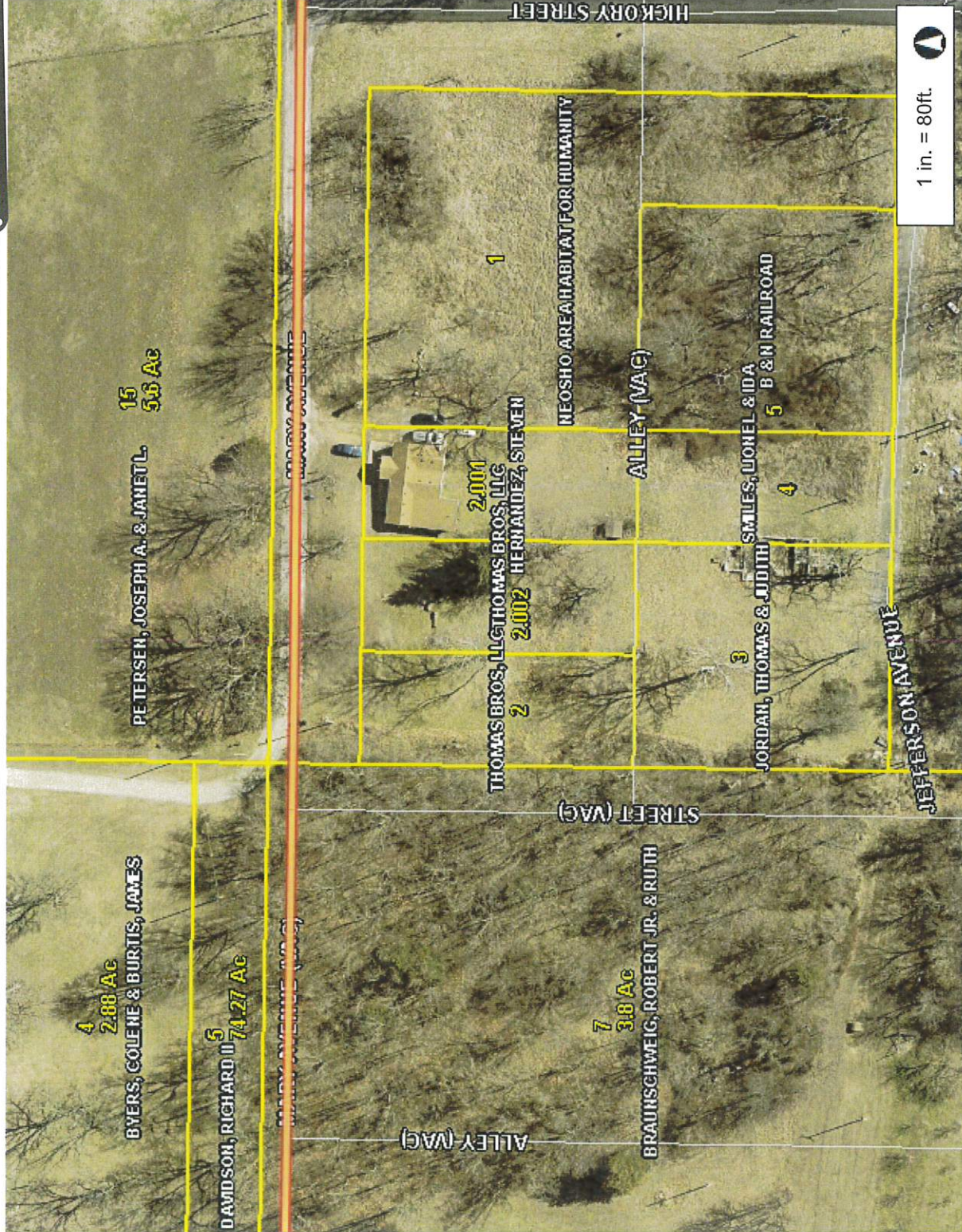
Respectfully,

Cheyenne Wright
City Clerk
City of Neosho

To be published in the Neosho Daily News, February 14, 2025.

EXHIBIT 9

Newton County, MO



1 in. = 80ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Road

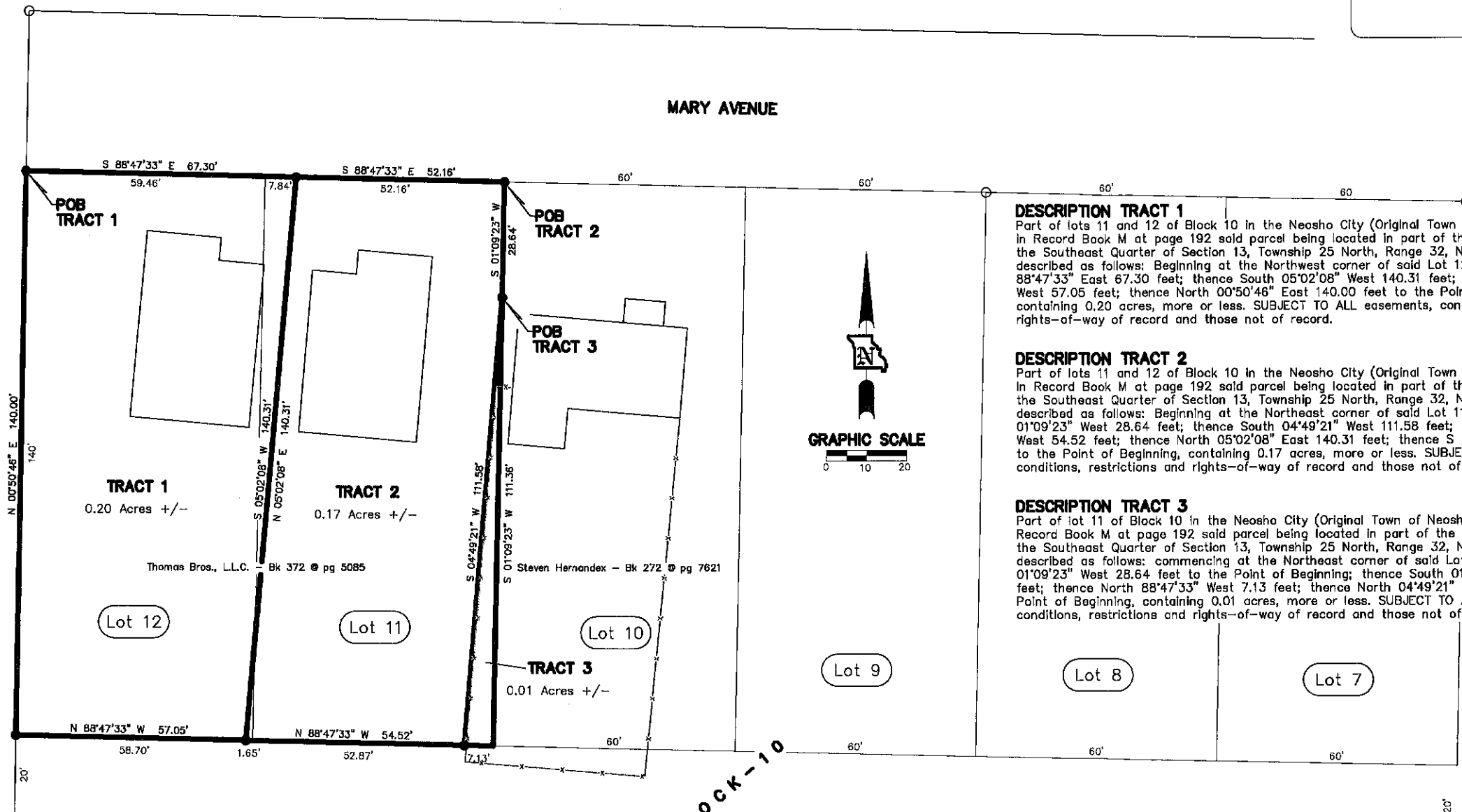
- Interstate Highway
- US Highway
- Numbered State Highway
- Lettered State Highway
- County Roads / City Streets

Railroad

- Parcel
- County Boundary

Notes

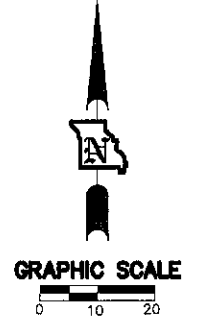
Recorders Stamp



DESCRIPTION TRACT 1
Part of lots 11 and 12 of Block 10 in the Neosho City (Original Town of Neosho) as recorded in Record Book M at page 192 said parcel being located in part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 25 North, Range 32, Newton County Missouri, described as follows: Beginning at the Northwest corner of said Lot 12; thence South 88°47'33" East 67.30 feet; thence South 05°02'08" West 140.31 feet; thence North 88°47'33" West 57.05 feet; thence North 00°50'46" East 140.00 feet to the Point of Beginning, containing 0.20 acres, more or less. SUBJECT TO ALL easements, conditions, restrictions and rights-of-way of record and those not of record.

DESCRIPTION TRACT 2
Part of lots 11 and 12 of Block 10 in the Neosho City (Original Town of Neosho) as recorded in Record Book M at page 192 said parcel being located in part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 25 North, Range 32, Newton County Missouri, described as follows: Beginning at the Northeast corner of said Lot 11; thence South 01°09'23" West 28.64 feet; thence South 04°49'21" West 111.58 feet; thence North 88°47'33" West 54.52 feet; thence North 05°02'08" East 140.31 feet; thence S 88°47'33" E 52.16 feet to the Point of Beginning, containing 0.17 acres, more or less. SUBJECT TO ALL easements, conditions, restrictions and rights-of-way of record and those not of record.

DESCRIPTION TRACT 3
Part of lot 11 of Block 10 in the Neosho City (Original Town of Neosho) as recorded in Record Book M at page 192 said parcel being located in part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 25 North, Range 32, Newton County Missouri, described as follows: commencing at the Northeast corner of said Lot 11; thence South 01°09'23" West 28.64 feet to the Point of Beginning; thence South 01°09'23" West 111.36 feet; thence North 88°47'33" West 7.13 feet; thence North 04°49'21" East 111.58 feet to the Point of Beginning, containing 0.01 acres, more or less. SUBJECT TO ALL easements, conditions, restrictions and rights-of-way of record and those not of record.



- LEGEND**
- Found Iron Pin
 - ⊙ Found Pipe
 - Found Nail or PK
 - △ Found Railroad Spike
 - ▽ Found Right of Way Marker
 - ⊗ Found Axle
 - ⊠ Found Stone
 - Set 1/2"x18" Iron Pin
 - ⊙ Set Cotton Picker Spindle
 - ▲ Set Railroad Spike
 - ⊕ Set Nail or PK
 - ⊕ Calculated Corner
 - (D) Deed
 - (M) Measured

ACCURACY STANDARD
Type = Urban

SOURCE DEED
Book 372 @ page 5085

BASIS FOR BEARINGS
Basis of Bearings is Grid North of the Missouri Coordinate System of 1983 as determined by GPS observations.

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO UTILITIES LOCATED OR SHOWN AS PART OF THIS SURVEY.

Field work completed 03-07-25

AREA LAND SURVEYING, L.L.C.
JERRY D. WOOD, P.L.S.
P.O. BOX 662
NEOSHO, MO 64850 417-451-0620
Copyright, 2025, Area Land Surveying, L.L.C.
Certificate of Authority # 2008001149 - expires 12-31-2026

CLIENT: **Thomas Bros., L.L.C.**

DESCRIPTION: Lot 11 & 12, Block 10, Neosho City
Part NW4, SE4 S13, T25, R32

DATE 03-08-2025 DRAWN BY JDW
SCALE 1"=200' FILE 250208

March 08, 2025
DATE OF CERTIFICATION

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