

## NOTICE OF OPEN MEETING

Posted 9 a.m. May 6, 2026

Notice is hereby given that the Board of Adjustments will meet in a regular session called on Wednesday, May 20, 2026 at 3:00 p.m., at the Neosho City Hall Council Chambers 203 E. Main St., Neosho, Missouri 64850.

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### **AGENDA REGULAR SESSION NEOSHO BOARD OF ADJUSTMENTS**

**The agenda of this meeting includes:**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF AGENDA**

#### **PUBLIC HEARINGS**

1. Public Hearing for a Variance to Code Section 405.090 District R-3 Apartment House District, Code Section 405.080(B)(5) District R-2 Second Dwelling House District, and Code Section 405.070(B)(6) District R-1 First Dwelling House District for 704 Young Street regarding lot size and frontage

#### **NEW BUSINESS**

1. Variance Request for Code Section 405.090 District R-3 Apartment House District, Code Section 405.080(B)(5) District R-2 Second Dwelling House District, and Code Section 405.070(B)(6) District R-1 First Dwelling House District for 704 Young Street regarding lot size and frontage

#### **ADJOURN**



# 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 Variance request 1) Frontage  
2) Square feet of lot.

### INFORMATION

APPLICANT		PROJECT	
Name	<u>Sandra Jackson</u>	Project Location	<u>704 Young St, Neosho, MO 64850</u>
Address	<u>22 Allendale Dr <sup>Bella Vista</sup> AR 72714</u>	Existing Use	<u>Lot with shed</u>
Phone	<u>(239) 265-0808</u>	Proposed Use	<u>Duplex</u>
Contact Person Name	<u>Same</u>	Existing Zone	<u>R-1, R-2, R-3</u>
Contact Person Phone	<u>(239) 265-0808</u>	Proposed Zone	<u>R-3</u>

### 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>Sandra Jackson</u>	<u>4/15/2024</u>
Signature of Owner	Date
<u>N/A</u>	<u>N/A</u>
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

# NEOSHO

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## DEVELOPMENT SERVICES

**Building Permit Request**

**Date:** April 21, 2026

**To:** Sandra Jackson

**Address:** 704 Young Street

**Subject:** Denial of Building permit

Dear Ms. Jackson,

Thank you for your recent application submitted to the Development Services Department regarding your request to develop a lot identified as 704 Young Street in Neosho, MO.

After careful review, we regret to inform you that your application has been denied.

According to the City of Neosho's Code of Ordinances Section 405.090 the lot area required to develop a two-family dwelling in a Residential 3 Zoning District is Seven thousand (7,000) square feet. You have advised your lot does not meet that requirement. The lot also does not have the required lot width of seventy (70) feet.

We understand this may be disappointing; you have the option to appeal this decision at a hearing before the Board of Adjustments. If you would like to file a petition of appeal, you are able to obtain that at City Hall or by contacting the City Clerk-Cheyenne Wright at 417-451-8062.

Sincerely,

Building Inspector  
City of Neosho (417) 451-8050  
dwright@neoshomo.gov

APPLICATION FOR VARIANCE REQUEST  
CITY OF NEOSHO, MISSOURI

\*\*\*Before completing this application, please read the attached information thoroughly.\*\*\*

1. Name of Property Owner(s): Sandra Jackson  
Address: 704 Young St. Neosho MO 64850  
Phone: (239) 265-0808  
(List all owners of the property. If corporation or partnership, list names, addresses and telephone number of principal officers or partners)
2. Variance for/from: Square footage and frontage.
3. Location of property for which variance is requested:  
Legal description: Lot 4 Block 10 in Henings Addition to the City of Neosho, Newton County, Mo.  
Parcel ID# 16-6.0-24-001-012-007.000 Tax ID: 5-B338-0, Sec, T, W, N, R, N 6 24 25 32
4. Do you have a specific use proposed for this property?  
Yes  No  If yes, explain all uses: A very narrow duplex providing 2 bedrooms, 1 bath on each side with 892.5 square feet on each side for affordable housing.
5. Area or size of property in square feet or acres: 6,534 square feet (0.15 acres)
6. Present use of property (describe all present improvements): Mowed and maintained turf. Currently used as off street parking. An underutilized storage shed is currently occupying the lot.
7. Have you applied for a variance for this property previously? Yes  No   
If yes, when? 4/15/2021
8. Why, in your opinion, is your current situation, or the existing size/extent of the use not acceptable.  
A residence will need adequate off street parking as well as room for children to enjoy the porch outdoors.  
Homes in this area meet those needs despite small, narrow lot lines.
9. Is there any particular hardship related to you or your property of which the Board should be aware?  
704 Young is an odd shape and very narrow, similar to the lots in this neighborhood which was developed in the 1930's and 1940's. Residences were much smaller at that time.

10. List special circumstances which are peculiar to the land structure or building in question and do not generally apply to the neighboring lands, structures or buildings in the same district or vicinity.

The land is very narrow. The proposed duplex will be very narrow but meet the minimum square footage required for 2 bedroom units.

11. List reasons why strict application of the provisions of the zoning ordinance would deprive you of reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of neighboring lands, structures or buildings in the same district.

Any home, whether it be a single family or duplex will go beyond the 1980 ordinances. Homes in this neighborhood were built on smaller lots. The homes are very small in the neighborhood 900-1200 sq. ft.

12. This application must be signed by the property owner.

I would mimic that trend.

Date of application: 5/4/2026

Andra Jackson  
Signature of Property Owner

**FOR OFFICE USE ONLY:**

Date application received: May 4, 2026

Application Fee Received May 4, 2026

Cheyenne Wright  
City Clerk

Recommendation of the Board of Adjustment \_\_\_\_\_

Date: \_\_\_\_\_

Letter to the Board of Adjustment  
Describing the Request.

5/4/2020

Dear Madam/Sir,

I am requesting 2 variances for my lot at 704 Young St. in Neosho.

1) For the square footage. The lot is .15 acres or 6534 sq. ft. It was previously developed as a 1940 single family home.

2) For the frontage. It appears to have a frontage of 49 1/2 feet. Similar to the other lots in the neighborhood.

As it is a long "130' x 49.5' lot, I have chosen a narrow floor plan to allow for the size of the lot. Additionally, I have chosen a square footage that is small 1785 total (or 892.5 each) to accommodate the small lot size.

There were no past issues. The present issue is the square footage of the lot and the frontage.



Recording Date/Time: 12/09/2024 at 03:40:56 PM

Book: 373 Page: 7562

Instr #: 202407680  
Type: WD  
Pages: 3  
Fee: \$30.00 S 20240007040



Jennifer A. Childers  
Recorder of Deeds

Liz Reeves, Ph  
30  
\*

# 7785-57

**WARRANTY DEED**

With Relinquishment of Dower and Curtesy

**KNOW ALL MEN BY THESE PRESENTS:**

THAT **SANDRA D. JACKSON (A/K/A: SANDRA JACKSON)**, a single person, hereinafter called **GRANTOR**, for and in consideration of the sum of **ONE DOLLAR** and other valuable consideration in hand paid by **SANDRA D. JACKSON**, Trustee of the **SANDRA D. JACKSON REVOCABLE TRUST** dated October 1, 2024, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **SANDRA D. JACKSON**, Trustee of the **SANDRA D. JACKSON REVOCABLE TRUST** dated October 1, 2024, hereinafter called **GRANTEE**, and unto their successors and assigns forever, the following land lying in Newton County, Missouri, to-wit:

**Grantee's Mailing address is: 22 Allendale Drive, Bella Vista, Arkansas 72714**


**LEGAL DESCRIPTION ATTACHED ON "EXHIBIT A"**

**TO HAVE AND TO HOLD** the same unto the said **GRANTEE** and unto her successors and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

**AND GRANTOR** hereby covenants with said **GRANTEE** that she will forever warrant and defend the title to said land against all lawful claims whatever.

**AND**, for the consideration stated above, all right of dower, curtesy and homestead in and to said land is hereby conveyed and relinquished unto the said **GRANTEE** and her successors and assigns, by **SANDRA D. JACKSON**, a single person.

**WITNESS** our hands and seals on this 1<sup>st</sup> day of October, 2024.

 (L.S.)  
**SANDRA D. JACKSON**, Grantor  
**(A/K/A: SANDRA JACKSON)**

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

DATE: 10/1/2024

Lisa A. Reeves

GRANTEE/GRANTEE'S AGENT

ADDRESS: 2846 Bella Vista Way, Bella Vista, Arkansas 72714

**PREPARER HAS NOT EXAMINED TITLE**

**ATTESTATION**

**SANDRA D. JACKSON (A/K/A: SANDRA JACKSON)**, the Principal and Declarant herein, signed the foregoing declaration in the presence of each of us, and, at the time of signing the document, declared the instrument to be her declaration and requested us to sign our names as witnesses.

Jennifer A. Weimholt  
Jennifer A. Weimholt

at 2846 Bella Vista Way, Bella Vista, AR 72714

Lisa A. Reeves

at 2846 Bella Vista Way, Bella Vista, AR 72714

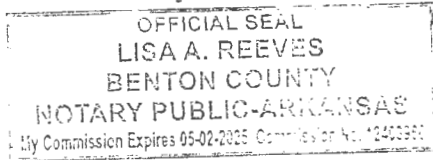
Lisa A. Reeves

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 )SS.  
COUNTY OF BENTON )

**BE IT REMEMBERED** that on this day came before the undersigned, a Notary Public within the State and for the County aforesaid, duly commissioned and acting, **SANDRA D. JACKSON (A/K/A: SANDRA JACKSON)**, a single person, to me well known as the **GRANTOR** in the foregoing Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

**WITNESS** my hand and seal as such Notary Public this 1<sup>st</sup> day of October, 2024.



Lisa A. Reeves

Notary Public

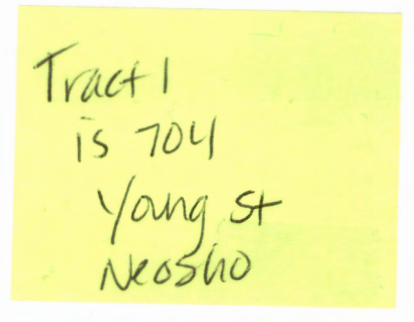
**Prepared by:**

Lisa A. Reeves, P.A.  
Advantage Estate Planning  
2846 Bella Vista Way  
Bella Vista, AR 72714  
(479) 855-4755

**Return and Send Tax Statements to:**

SANDRA D. JACKSON  
22 Allendale Drive  
Bella Vista, AR 72714

EXHIBIT "A"



**Tract 1:**

**All of Lot 4 Block 10 in Hening's Addition to the City of Neosho, newton County, Missouri, according to the recorded Plat thereof.**

**AND**

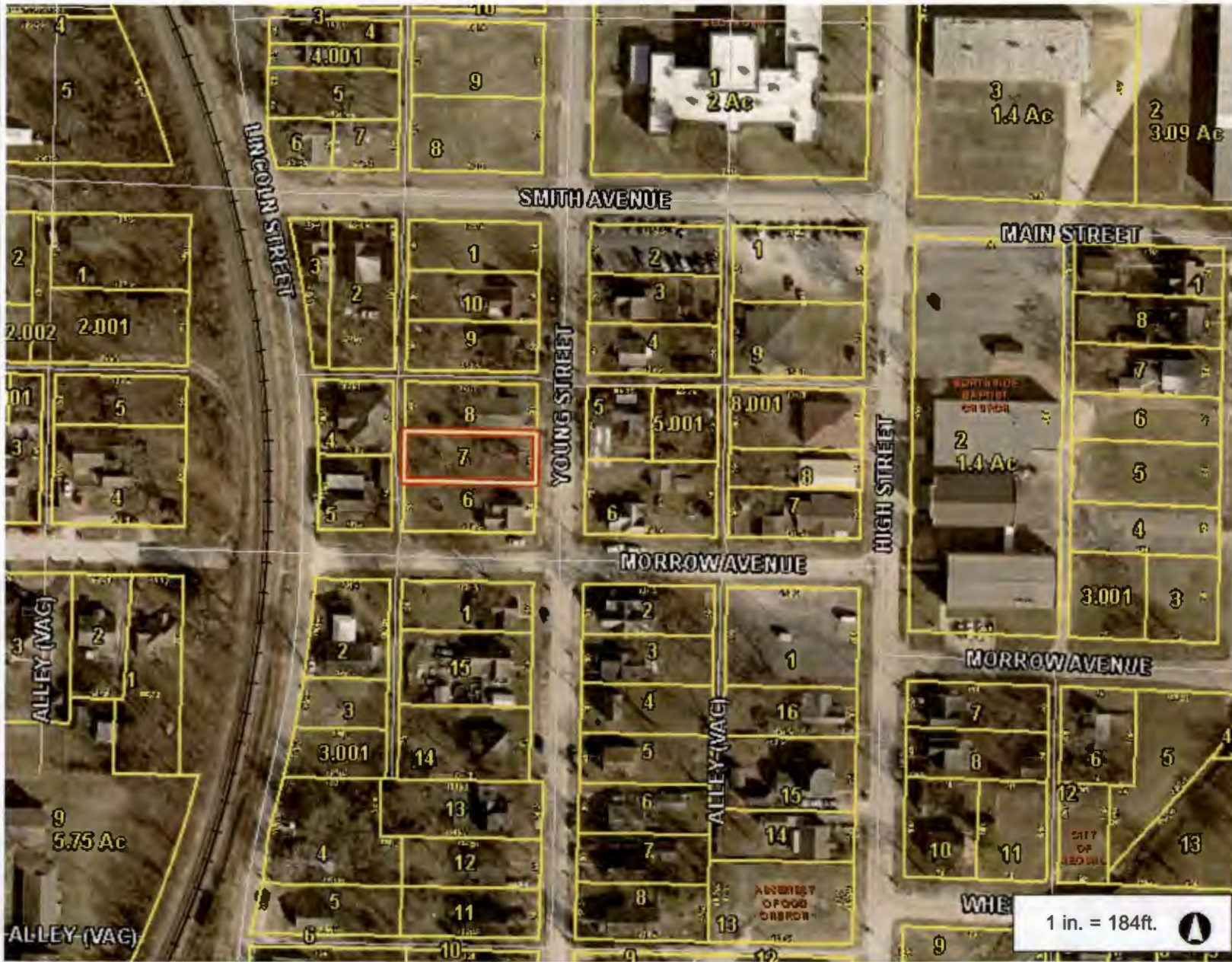
**Tract 2:**

**All of Lot 5, Block 10 in Hening's Addition to the City of Neosho, Newton county, Missouri, according to the recorded Plat thereof.**

**AND**

**All of Lot 14 in Homer A. Wolfe Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.**

# Newton County, MO



## Legend

- Road
  - Interstate Highway
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
  - County Roads / City Streets
- Railroad
- Parcel
- County Boundary

## Notes



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

# Newton County, MO



### Legend

- Road**
  - Interstate Highway
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
  - County Roads / City Streets
- + Railroad
- Parcel
- Original Lot
- County Boundary

**Notes**

188.1      0      94.04      188.1 Feet

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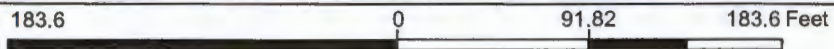
# Newton County, MO



**Legend**

- Road
  - Interstate Highway
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1 in. = 92ft.



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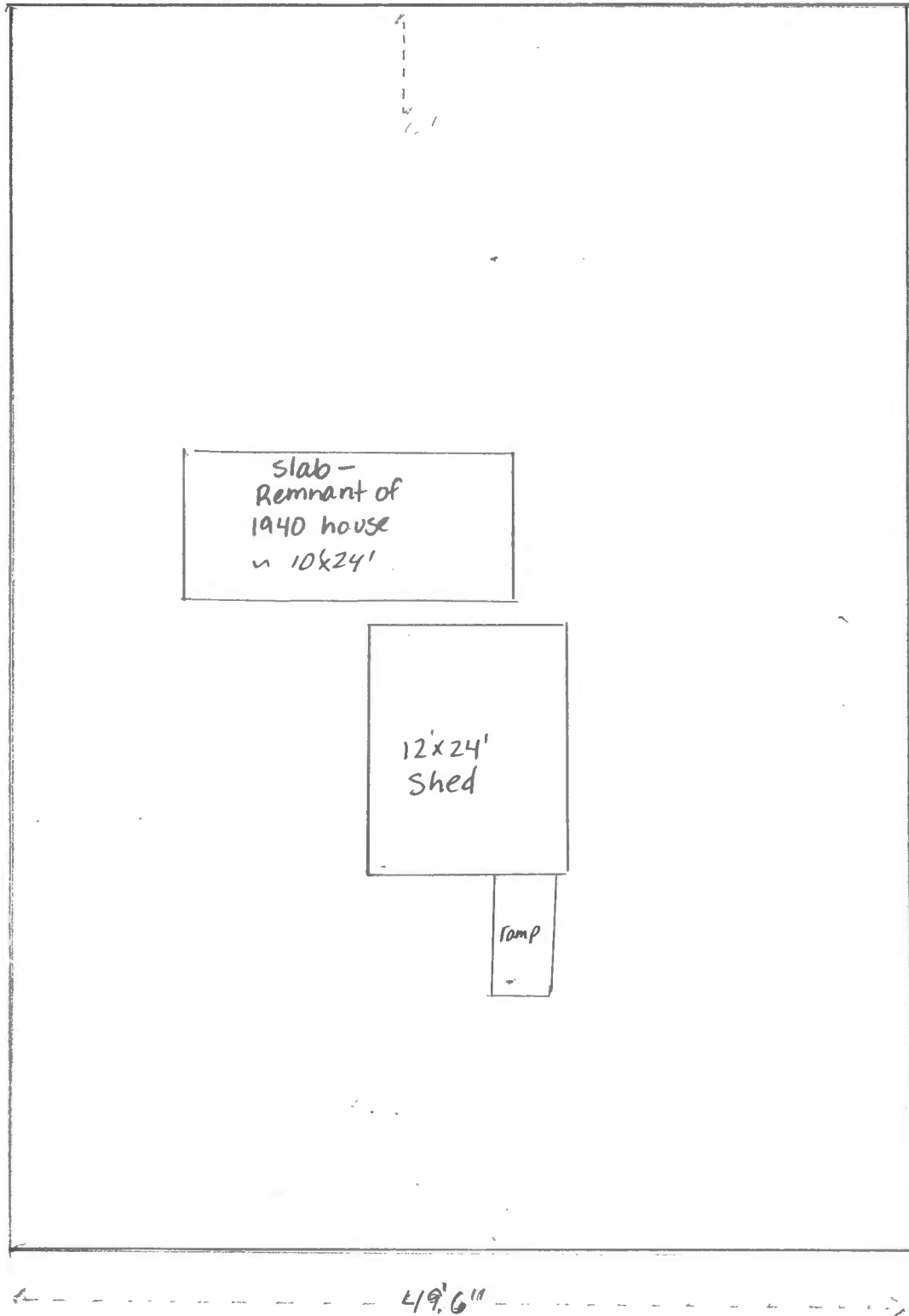
**Notes**

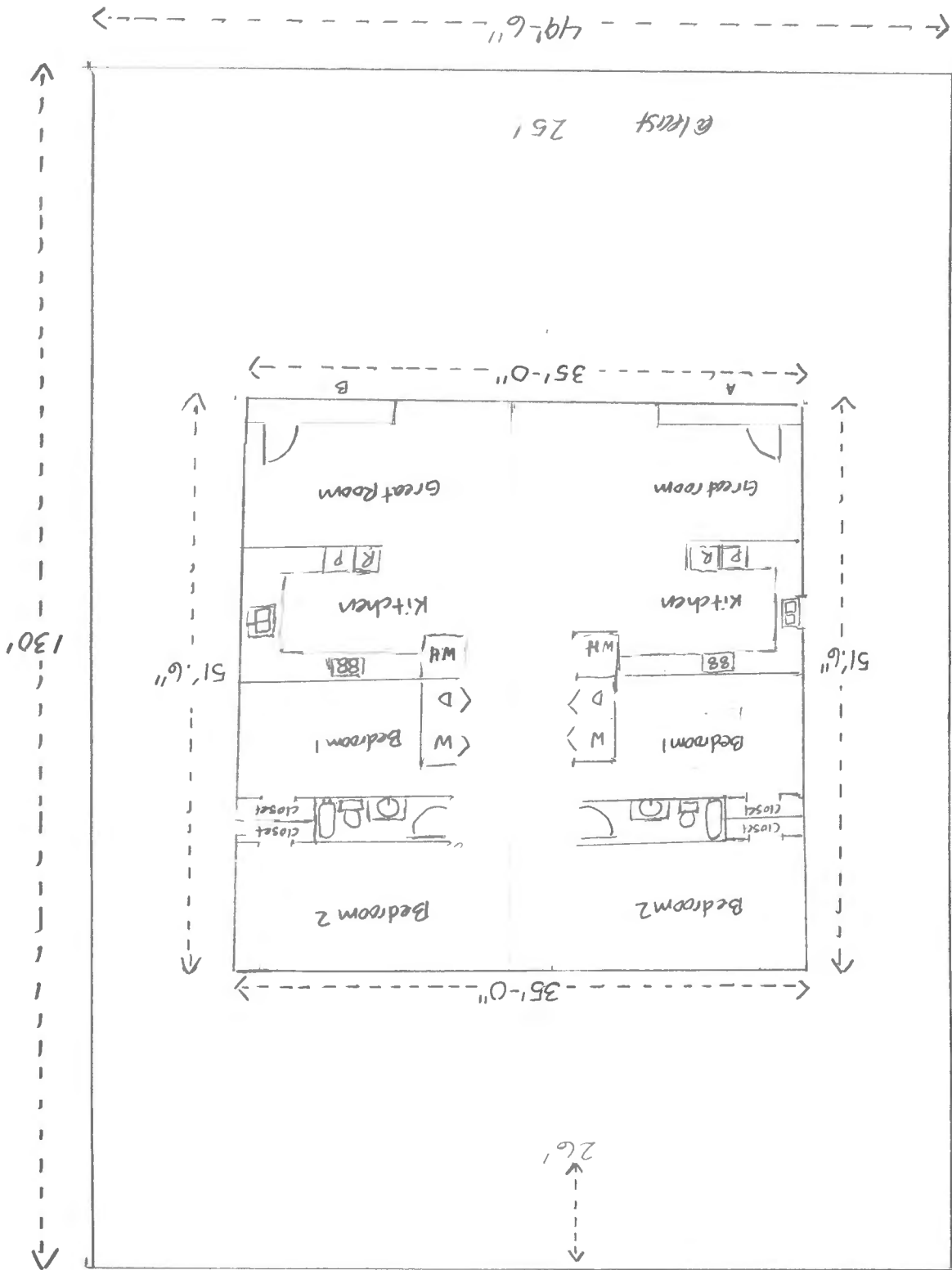


704 Young St  
Proposed site for  
1785 sq. ft. Duplex  
892.5 sq. ft.  
each unit.

704 YOUNG ST  
Parcel ID# 16-6.0-24-0d-012-007.000  
.15 acres (6534 sq. ft.)  
PLAT: Lot 4 Block 10 in Hening's Addition to the City of Newsho, Newton Co. MO  
Page 13 of 28

Existing Buildings/Structures





Proposed Buildings

Alley

All



### Plan 59370ND



Brick will be replaced with siding.





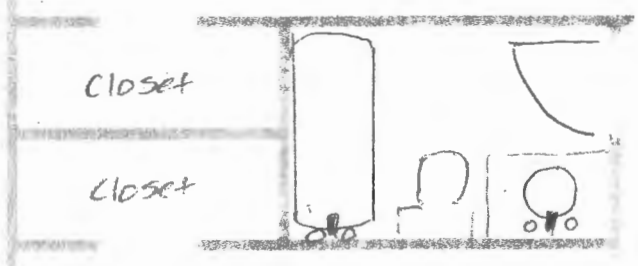
All



← 35'-0" →

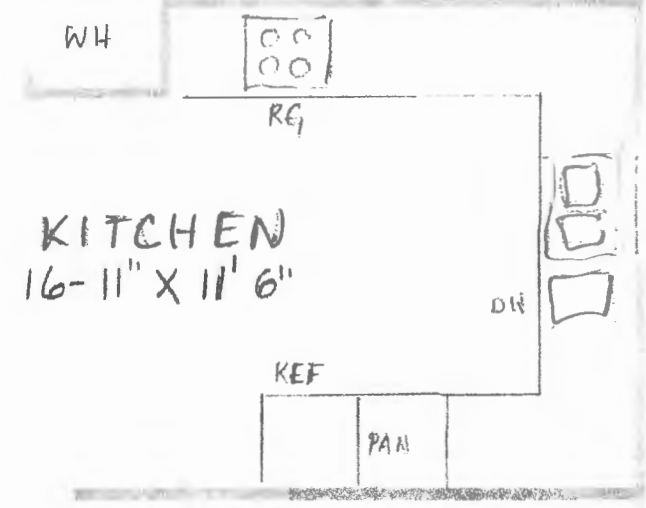
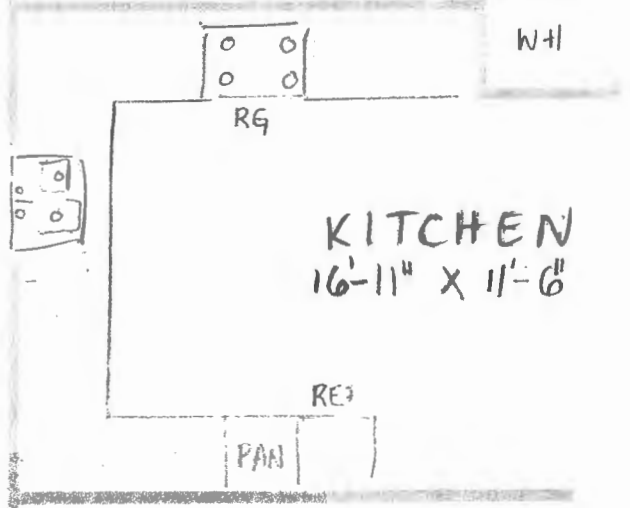
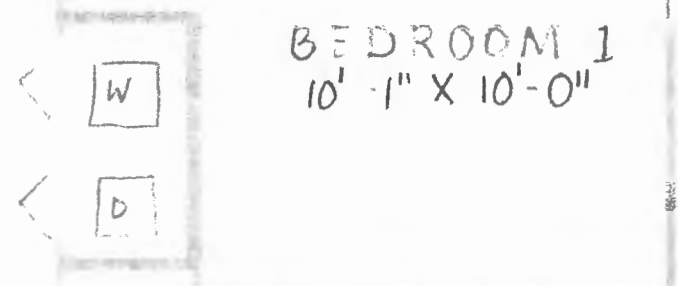
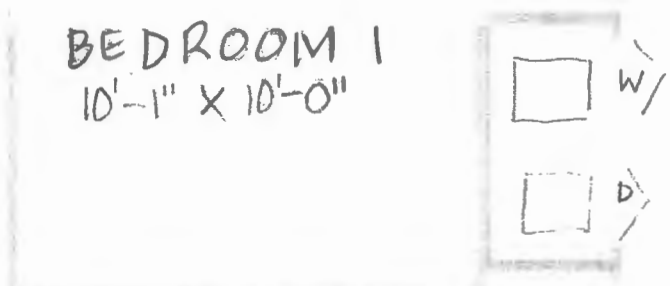
BEDROOM 2  
16'-11" X 10'-0"

BEDROOM 2  
16'-11" X 10'-0"



BEDROOM 1  
10'-1" X 10'-0"

BEDROOM 1  
10'-1" X 10'-0"



GREAT RM  
16'-11" X 13'-0"

GREAT RM  
16'-11" X 13'-0"

← 51'-6" →

11'x3'-8" Porch under truss

11'x3'-8" Porch under truss

City of Neosho, MO  
Tuesday, May 5, 2026

## Chapter 405. Zoning Regulations

### Article II. District Regulations

#### Section 405.090. District "R-3" Apartment House District.

[Ord. No. 468-2011 §1, 3-15-2011; Ord. No. 163-2021, 4-6-2021]

- A. Use Regulations. In "R-3" Apartment House District no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses: (for exceptions see Section **405.180**, "Special Use Permits" and Section **405.200**, "Non-Conforming Uses")
1. Any use permitted in "R-2" Second Dwelling House District.
  2. Apartment uses or multiple dwellings, except condominiums which are listed under Chapter **415**, "Cluster Developments and Condominiums."
  3. Boarding and lodging houses.
  4. Group child care home
  5. Fraternity or sorority houses and dormitories.
  6. Homes for aged or retired, subject to the following:
    - a. Rooms in homes for aged or retired shall not be occupied by more than two (2) persons and unless occupied by two (2) people married to each other, separate accommodations shall be provided for each sex.
    - b. Separate toilet and bathing facilities shall be provided for each sex on each floor where rooms are provided for both sexes.
    - c. All hallways and stairways shall be adequately lighted at all times. Stairways shall be equipped with sturdy handrails.
    - d. Kitchen facilities shall be kept clean and shall be open to inspection by the City Health Inspector.
    - e. Private entrances to a hall or to the outside shall be provided for each sleeping or bedroom unit.
    - f. The City Building Inspector shall be admitted to the premises at reasonable times and hours to see that the ordinances of the City are being complied with. In the event that violations of the ordinances of the City are discovered, notice shall be given to the owner or person in charge of the premises to correct any infractions within a period of thirty (30) days. Failure to comply with requirements made by the Building Inspector shall result in the revocation of the special use permit, if in effect.
  7. Hospitals.
  8. Hotels, apartment hotels, and motels.

9. Nursing homes, licensed as such by the State of Missouri.
  10. Private clubs or fraternal orders, except those whose chief activity is carried on as a business.
  11. Philanthropic or eleemosynary institutions, other than penal institutions.
  12. Private and not-for-profit schools and colleges.
  13. Residential care facilities. The facility shall conform to the following requirements:
    - a. The facility shall be issued a license to operate by the State of Missouri.
    - b. The party or parties responsible for the operation of the facility shall be governed by a Board of Directors or other legally constituted agency which shall bear the ultimate responsibility for all operational liabilities.
    - c. That no facility shall be allowed to operate until inspected and certified as meeting or exceeding all health, fire, safety, and building codes of the City of Neosho.
  14. Accessory uses customarily incident to any of the above uses, and located on the same lot, not involving the conduct of a business or industry.
    - a. Private or storage garages, located as provided in "R-1" First Dwelling House District for private garages, may provide space for not more than one (1) motor vehicle for each seven hundred fifty (750) square feet of lot area. No business occupation or service connected with motor vehicles, except washing, shall be permitted.
- B. Height And Area Regulations. In "R-3" Apartment 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 forty-five (45) feet or three (3) stories in height.
  2. Front Yards. Same as "R-1" First Dwelling House District.
  3. Side Yards. Same as "R-1" First Dwelling House District, including regulations for corner lots.
  4. Rear Yards. Same as "R-1" First Dwelling House District.
  5. Lot Area Per Family. Every building or portion of a building hereafter erected, moved, or altered shall provide a lot area for one- and two-family dwellings, the same as in "R-2" Second Dwelling House District. The minimum lot area for multiple-family dwellings shall be twelve hundred (1,200) square feet per family; provided that where a lot has less area than herein required in single 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. Same as "R-1 " First Dwelling House District.
  7. Minimum Dwelling Size. Same as District "R-2" Second Dwelling House District.
  8. Parking Regulations. See Section **405.230**, "Off-Street Parking and Loading."
- [1] *Cross Reference — Garage sales in "R-3" apartment house district zones, §630.040.*

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


- B. 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."

**Section 405.080. District "R-2" Second Dwelling House District.<sup>2</sup> [Ord. No. 468-2011 §1, 3-15-2011]**

*B. Height And Area Regulations.* In "R-2" Second Dwelling House District the height of buildings, the minimum dimensions of lot 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. *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 for one-family dwelling, or three thousand five hundred (3,500) square feet per family for two-family dwellings, provided that where a lot has 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.
2. *Lot width.* Same as "R-1" First Dwelling House District.

List of addresses within 185 feet of the boundaries  
of the subject property (704 Young St, Neasho, MO)

- |     |     |                |
|-----|-----|----------------|
| 1.  | 700 | Young Street   |
| 2.  | 710 |                |
| 3.  | 716 |                |
| 4.  | 720 |                |
| 5.  | 721 |                |
| 6.  | 717 |                |
| 7.  | 709 |                |
| 8.  | 701 |                |
| 9.  | 645 |                |
| 10. | 641 |                |
| 11. | 640 |                |
| 12. | 644 |                |
| 13. | 639 | N. Lincoln St. |
| 14. | 420 |                |
| 15. | 705 |                |
| 16. | 437 |                |
| 17. | 439 |                |
- 

Judith Jackson  
(239) 265-0808



May 6, 2026

Notice of Public Hearing: Appeal City Code Section 405.090, 405.080.B.5, 405.080.B.6, and 405.070.B.6

TO: The Neosho Daily News, Attn: Legal Notices

In accordance with Section 89.100 of the Missouri Revised Statutes (MO RSMo) and pursuant to the provisions outlined in City of Neosho Code Section 405.270(E.), this notice serves to inform interested parties that the Board of Adjustments will conduct a public hearing. The hearing is scheduled for 3:00 p.m. on May 20, 2026. It will take place in the council chambers at Neosho City Hall, located at 203 East Main Street, Neosho, Missouri.

#### Purpose of Hearing

The public hearing has been convened to consider an appeal submitted by Sandra Jackson regarding her property at 704 Young Street. The appeal challenges the decision made by the City Building Inspector, which denied her request to develop a lot identified at 704 Young St.

According to Section 405.090 of the Neosho City Code, 704 Young St lot size is approximately 6,500 sq. ft. and falls short of the 7,000 sq. ft. minimum. The frontage of the property is also only 50 feet and falls short of the 70 foot minimum.

The request is for a variance to City Code Section 405.090.B.2, 405.090.B.3, 405.080.B.5, 405.080.B.6, and 405.070.B.6.

#### Participation

All individuals in attendance at the hearing will be provided the opportunity to present their views and be heard.



6 de mayo de 2026

Aviso de Audiencia Pública: Código de Apelación de la Ciudad Secciones 405.090, 405.080.B.5, 405.080.B.6, y 405.070.B.6

PARA: The Neosho Daily News, Atención: Avisos legales

De acuerdo con la Sección 89.100 de los Estatutos Revisados de Misuri (MO RSMo) y conforme a las disposiciones establecidas en la Sección 405.270(E) del Código de la Ciudad de Neosho, este aviso sirve para informar a las partes interesadas de que la Junta de Ajustes llevará a cabo una audiencia pública. La audiencia está programada para las 15:00 horas del 20 de mayo de 2026. Se celebrará en la sala del consejo del Ayuntamiento de Neosho, situado en el 203 de East Main Street, Neosho, Misuri.

Propósito de la audiencia

Se ha convocado la audiencia pública para considerar una apelación presentada por Sandra Jackson respecto a su propiedad en el 704 de Young Street. La apelación impugna la decisión tomada por el inspector de obras de la ciudad, que denegó su solicitud de desarrollar un terreno identificado en el 704 de Young St.

Según la Sección 405.090 del Código de la Ciudad de Neosho, el tamaño del solar de 704 Young St es aproximadamente de 6.500 pies cuadrados y no alcanza el mínimo de 7.000 pies cuadrados. La fachada de la propiedad también es de solo 50 pies y no alcanza el mínimo de 70 pies.

La solicitud es para una excepción a las secciones 405.090.B.2, 405.090.B.3, 405.080.B.5, 405.080.B.6, y 405.070.B.6.

Participación

Todas las personas presentes en la audiencia tendrán la oportunidad de exponer sus opiniones y ser escuchadas.

# Newton County, MO



### Legend

- Road
  - Interstate Highway
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
  - County Roads / City Streets
- Railroad
- Parcel
- County Boundary

1 in. = 184ft.

367.3      0      183.64      367.3 Feet

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

### Notes

## Cheyenne Wright

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**From:** Lewis, Tim  
**Sent:** Tuesday, May 5, 2026 4:59 PM  
**To:** Cheyenne Wright  
**Cc:** Worster, Adam  
**Subject:** Sandra Jackson

Here are the specifics on the denial related to Sandra Jackson. The lot located at 704 Young Street is approximately 6500 square feet and falls short of the 7000 square feet minimum. The frontage of the property is also only 50ft and falls short of the 70ft minimum.

### Section 405.090

#### **District "R-3" Apartment House District.**

##### **B.**

Height And Area Regulations. In "R-3" Apartment 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 forty-five (45) feet or three (3) stories in height.

**2.**

Front Yards. Same as "R-1" First Dwelling House District.

**3.**

Side Yards. Same as "R-1" First Dwelling House District, including regulations for corner lots.

**4.**

Rear Yards. Same as "R-1" First Dwelling House District.

**5.**

Lot Area Per Family. Every building or portion of a building hereafter erected, moved, or altered shall provide a lot area for one- and two-family dwellings, the same as in "R-2" Second Dwelling House District. The minimum lot area for multiple-family dwellings shall be twelve hundred (1,200) square feet per family; provided that where a lot has less area than herein required in single 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.

### Section 405.080

#### **District "R-2" Second Dwelling House District.**

##### **Subsection B #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 for one-family dwelling, or three thousand five hundred (3,500) square feet per family for two-family dwellings, provided that

where a lot has 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. Same as "R-1 " First Dwelling House District.

Section 405.070

**District "R-1" First Dwelling House District.**

Subsection B #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. Same as District "R-2" Second Dwelling House District.

**8.**

Parking Regulations. See Section 405.230, "Off-Street Parking and Loading."



**Tim Lewis**  
**Code Compliance Officer**  
203 East Main St.  
Neosho, MO 64850  
417.451.8064 x103  
tlewis@neoshomo.gov  
NEOSHOMO.GOV