

## NOTICE OF OPEN MEETING

Posted 3 p.m. Friday, August 30, 2024

Notice is hereby given that the **Neosho Board of Adjustments** will conduct a meeting at **5:30 p.m. on September 30, 2024**, 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 and also inside the Water Department lobby.

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### AGENDA – BOARD OF ADJUSTMENTS

**September 30, 2024 at 5:30 p.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. April 15, 2024 Board of Adjustment Minutes

#### **NEW BUSINESS**

1. **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.**
2. 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
3. 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

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)

County, Missouri, according to the recorded Plat thereof for lot splits back to the original platted design, Neosho, Missouri.

4. 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.
5. 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.

## **ADJOURN**

## NEOSHO HABITAT FOR HUMANITY REQUEST FOR LOT SPLITS

- 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



**Planning and Zoning Department**

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

**PLANNING AND ZONING APPLICATION**

**PROJECT TITLE & TYPE**

- |  |   |
|--|---|
| <input type="checkbox"/> Preliminary Plat / Site Plan<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Final Plat / Site Plan | <input type="checkbox"/> Vacation of Right-of-Way<br><input checked="" type="checkbox"/> Board of Adjustments<br><input type="checkbox"/> Vacation of Easement<br><input checked="" type="checkbox"/> Other <u>Variance of lot size</u> |
|--|---|

**INFORMATION**

<p style="text-align: center;"><small>APPLICANT</small></p> Name <u>Neosho AREA HABITAT for HUMANITY</u> Address <u>P.O. Box 841</u> Phone <u>636-236-5362</u> Contact Person Name <u>Pris Reed</u> Contact Person Phone <u>636 236 5362</u>	<p style="text-align: center;"><small>PROJECT</small></p> Project Location <u>Hickory + Mary</u> Existing Use <u>Empty lots</u> Proposed Use _____ Existing Zone _____ Proposed Zone _____
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**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><i>Pris Reed</i></u> Signature of Owner	<u>4/20/24</u> 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



Recorded in Newton County, Missouri



Recording Date/Time: 03/09/2022 at 02:48:10 PM

Book: 371 Page: 1935

Instr #: 202201959

Type: WD

Pages: 2

Fee: \$27.00 S 20220001618



Jennifer A. Childers Recorder of Deeds

NCH

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION ONLY

1010 27-

GENERAL WARRANTY DEED

File No. 40586

THIS DEED, made and entered into this 9th day of March, 2022, by and between

GRANTORS: SHIRLEE PATTERSON, a single person of the county of Newton, State of Missouri party or parties of the first part and

GRANTEE: NEOSHO AREA HABITAT FOR HUMANITY, a not for profit corporation

ADDRESS: P.O. Box 841 Neosho, MO 64850 of the county of Newton, State of Missouri, party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the county of Newton, and State of Missouri, to wit:

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.

\*Grantor herein states that James H. Patterson, Jr. died April 13, 2015 and at the time of his death his marriage to Shirlee Patterson was subsisting and they had never been divorced.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same belonging unto the said party or parties of the second part forever.

The said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2021 and thereafter, and special taxes becoming a lien after the date of this deed.





Recording Date/Time: 09/26/2023 at 02:02:09 PM

Book: 372 Page: 6081

Instr #: 202306148

Type: WD

Pages: 2

Fee: \$27.00 S 20230005442



Jennifer A. Childers  
Recorder of Deeds

27<sup>00</sup>

CC# 101521

**LIMITED LIABILITY COMPANY WARRANTY DEED**

THIS DEED, made and entered into this 26<sup>th</sup> day of September, 2023, by and between **WOOD REAL ESTATE INVESTMENTS, LLC**, a Missouri limited liability company *A* ("Grantor"), and **NEOSHO AREA HABITAT FOR HUMANITY**, a Missouri not-for-profit corporation, ("Grantee"), whose address is: P.O. Box 841, Neosho, Mo.

WITNESSETH: that Grantor, for and in consideration of the sum of One Dollar and No/100 (\$1.00), and other valuable consideration paid by said Grantee, the receipt of which is hereby acknowledged, and by virtue of and pursuant to a resolution in which all of Grantor's members unanimously approved the conveyance of the real estate described herein to Grantee;

Grantor does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto Grantee, its successors and assigns, the following described real estate, situated in the County of **Newton**, State of **Missouri** to-wit:

**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.**


TO HAVE AND TO HOLD THE SAME, together with rights, immunities, privileges and appurtenances, unto Grantee, its successors and assigns, forever.

Said Grantor covenanting that said Grantor, its successors and assigns, shall and will WARRANT AND DEFEND the title to the premises unto Grantee, and to the successors and assigns of Grantee forever, against the lawful claims of all persons claiming through Grantor.

IN WITNESS WHEREOF, said WOOD REAL ESTATE INVESTMENTS, LLC, as

Grantor, has caused this Deed to be executed by its duly authorized member this 21<sup>st</sup> day of September, 2023.

WOOD REAL ESTATE INVESTMENTS,  
LLC

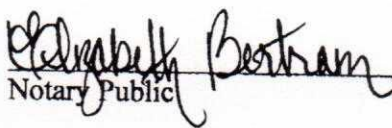
By:   
Andrew Wood, Authorized Member

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF NEWTON    )

On this 21<sup>st</sup> day of September, 2023, before me, appeared Andrew Wood, to me personally known, who being by me duly sworn, did state that he is the duly authorized member of WOOD REAL ESTATE INVESTMENTS, LLC, a Missouri limited liability company, and that said instrument was signed and sealed on behalf of said limited liability company by the unanimous authority of all members of WOOD REAL ESTATE INVESTMENTS, LLC, and that said Andrew Wood acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Neosho, Missouri, the day and year last above written.

My Commission Expires:

  
Notary Public

ELIZABETH BERTRAM  
Notary Public - Notary Seal  
Newton County - State of Missouri  
Commission Number 13470468  
My Commission Expires Apr 11, 2025

NCA



Recorded in Newton County, Missouri



Recording Date/Time: 08/24/2022 at 10:12:35 AM

Book: 371 Page: 6765

Instr #: 202206849

Type: QC

Pages: 9

Fee: \$48.00 S 20220005570



Jennifer A. Childers  
Recorder of Deeds

3/42 \$48.00  
★ RETURN TO GRANTEE QUIT CLAIM DEED

THIS DEED, Made and entered into this 30<sup>th</sup> day of August, 2021, by and between

**GRANTOR: MARY PATTERSON, a single person and ROBERT PATTERSON and KELLY PATTERSON, husband and wife and ROBIN ALBRIGHT and SHAWN ALBRIGHT, husband and wife and JAMIE PATTERSON, a single person and VONDA PATTERSON, a single person and CHANDLER PAGE and VERONICA PATTERSON-PAGE, husband and wife and ANDRE PATTERSON and MICHELLE PATTERSON, husband and wife and LaBARRON PATTERSON, a single person**  
Of the county of Newton, State of Missouri, party or parties of the first part and

**GRANTEE: NEOSHO AREA HABITAT FOR HUMANITY, a not for profit corporation**  
ADDRESS: P.O. Box 841, Neosho, MO 64850  
Of the county of Newton, State of Missouri, party or parties of the second part.

**WITNESSETH**, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations to them paid by the said party or parties of the second part, (the receipt of which is hereby acknowledged), does or do by these presents **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said party or parties of the second part, the following described lots, tracts or parcels of land lying, being and situated in the county of Newton, and State of Missouri, to wit:

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.

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.

Grantors herein state that James Patterson, Sr. died on July 1, 1994.  
Grantors herein state that Mamie Patterson aka Mayme Patterson died June 18, 1996.



TO HAVE AND TO HOLD THE SAME, Together with all rights, immunities, privileges and appurtenances thereto belonging, unto the said parties of the second part and unto their heirs and assigns forever; so that neither of said parties of the first part nor their heirs nor any other person or persons, for them or in their name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presences, be excluded or forever barred.

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

[Signature]  
ROBERT PATTERSON

[Signature]  
KELLY PATTERSON

ACKNOWLEDGEMENT

STATE OF MISSOURI )  
  ) ss.  
COUNTY OF NEWTON

On this 10<sup>th</sup> day of AUGUST 2021, before me personally appeared **ROBERT PATTERSON and KELLY PATTERSON, husband and wife** to me personally 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 seal in the county and State aforesaid, the day and year first above written.

My term expires: 10-15-2021

[Signature]  
NOTARY PUBLIC







TO HAVE AND TO HOLD THE SAME, Together with all rights, immunities, privileges and appurtenances thereto belonging, unto the said parties of the second part and unto their heirs and assigns forever; so that neither of said parties of the first part nor their heirs nor any other person or persons, for them or in their name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presences, be excluded or forever barred.

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

ROBIN ALBRIGHT

SHAWN ALBRIGHT

*Jamie Patterson*  
JAMIE PATTERSON

*Vonda Patterson*  
VONDA PATTERSON

ACKNOWLEDGEMENT

STATE OF MISSOURI )  
                                  ) SS.  
COUNTY OF NEWTON )

On this 9 day of August ~~2021~~ <sup>2022</sup>, before me personally ~~ROBIN ALBRIGHT and SHAWN ALBRIGHT, husband and wife~~ and JAMIE PATTERSON, a single person and VONDA PATTERSON, a single person, to me personally 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. And the said Jamie Patterson and Vonda Patterson further declared themselves to be single and unmarried.

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

Holly R. Mitchell  
Notary Public - Notary Seal  
State of Missouri  
Newton County  
My Commission Expires: 12/19/2022  
Commission # 14540444

My term expires: \_\_\_\_\_

*[Handwritten Signature]*  
NOTARY PUBLIC







TO HAVE AND TO HOLD THE SAME, Together with all rights, immunities, privileges and appurtenances thereto belonging, unto the said parties of the second part and unto their heirs and assigns forever; so that neither of said parties of the first part nor their heirs nor any other person or persons, for them or in their name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presences, be excluded or forever barred.

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

Robin Albright 3-4-22  
ROBIN ALBRIGHT

**AFFIDAVIT OF EXECUTING WITNESS**

I, Priscilla Jeffers Reed, do solemnly affirm under the penalty of perjury, that Robin Albright, wife of Shawn Albright, personally known to me, has executed the within Quit Claim Deed in my presence, and has acknowledged to me that she executed the same for the purposes therein stated and requested that I sign my name on the within document as an executing witness.

Priscilla Jeffers Reed  
Priscilla Jeffers Reed

Subscribed and affirmed before me this 4th day of March, 2022.

Holly R. Mitchell  
Notary Public

Holly R. Mitchell  
Notary Public - Notary Seal  
State of Missouri  
Newton County  
My Commission Expires: 12/19/2022  
Commission # 14540444

# 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
- Original Lot



1: 1,127



## Notes

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



# Neosho, MO



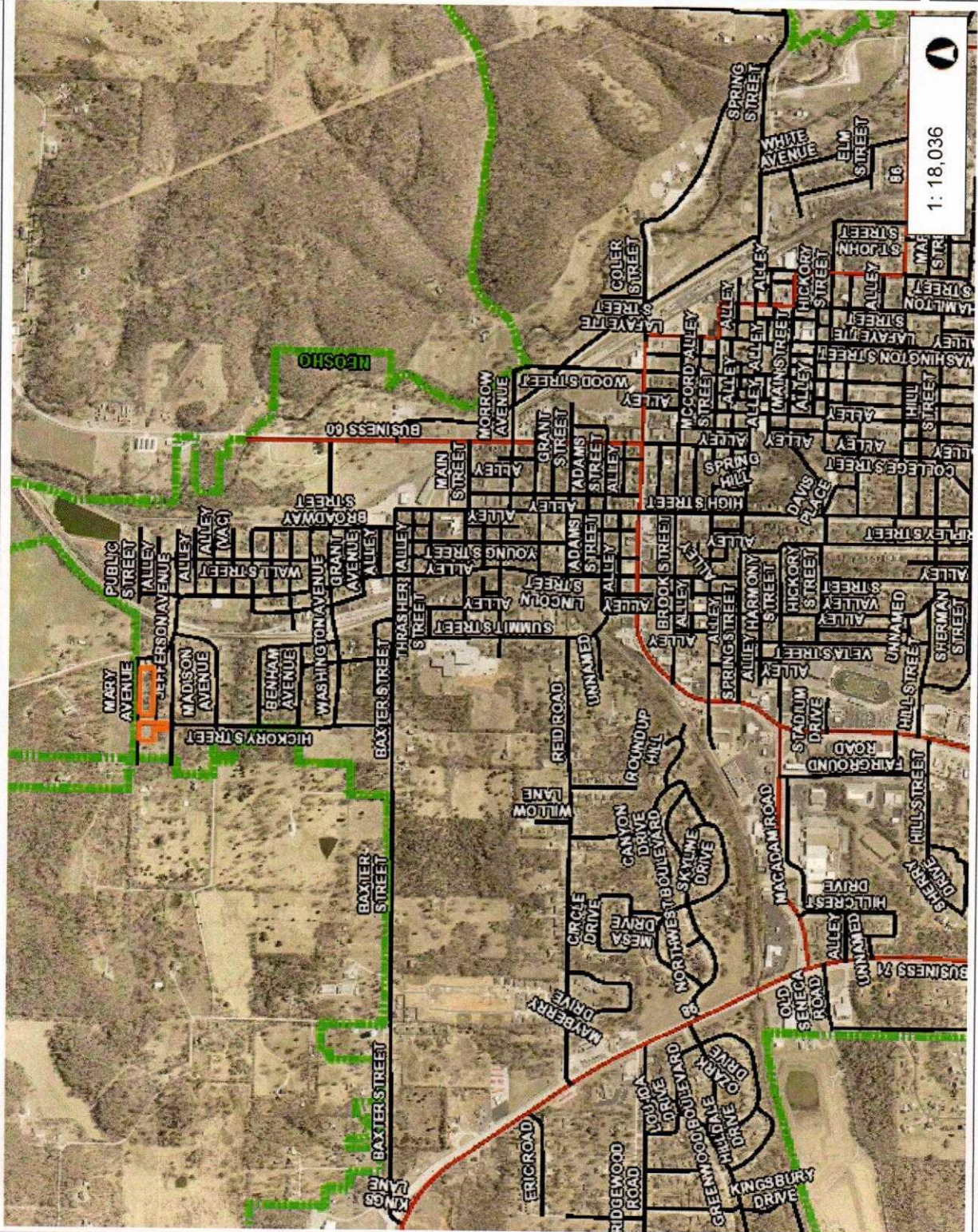
## Legend

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

**EXHIBIT**  
**5 (cont.)**

## Notes

Habitat project area



1: 18,036

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

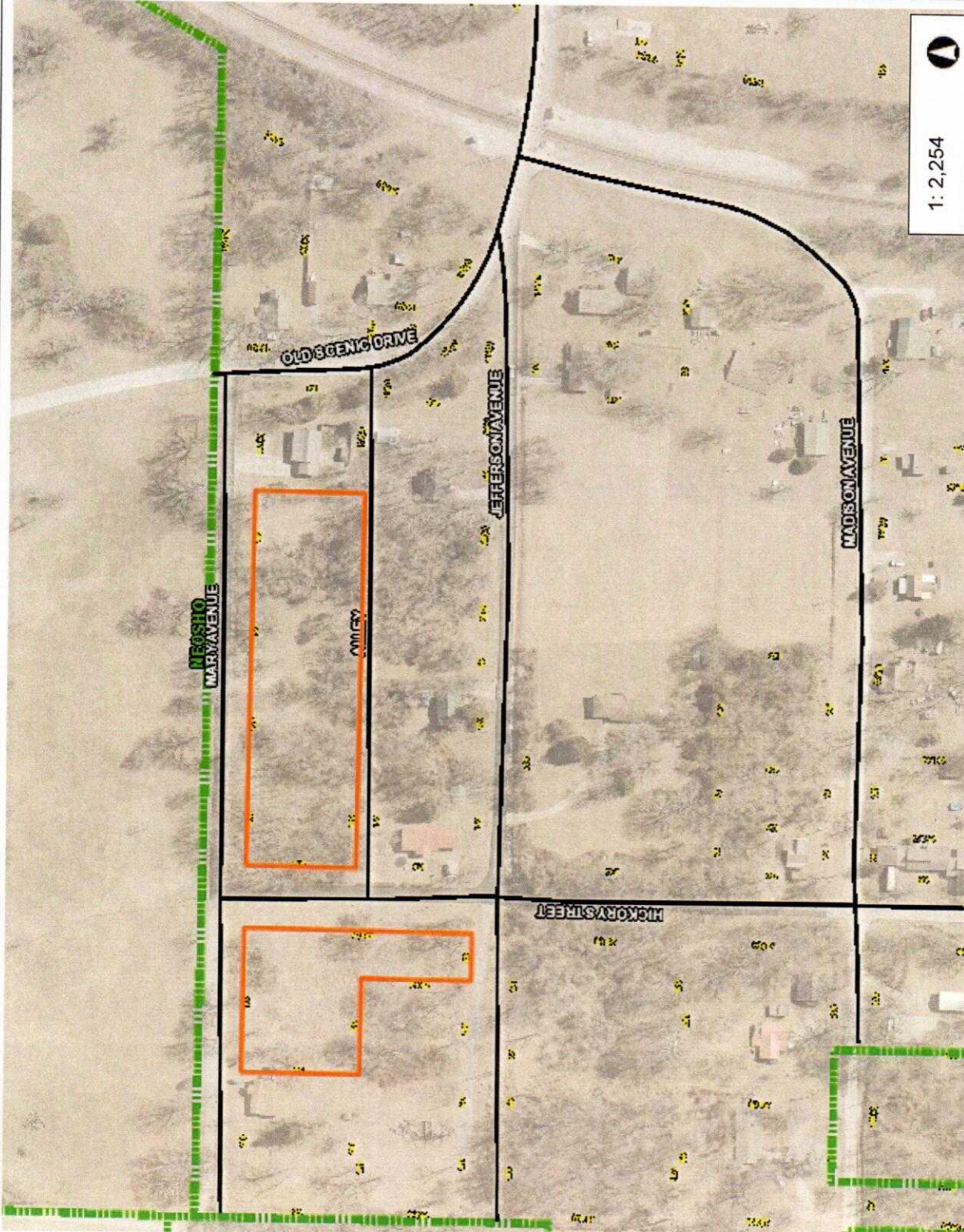


# Neosho, MO



## Legend

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



1: 2,254



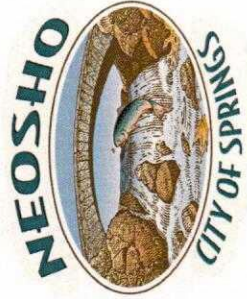
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT

5 (cont)

## Notes

Habitat project area



**Legend**

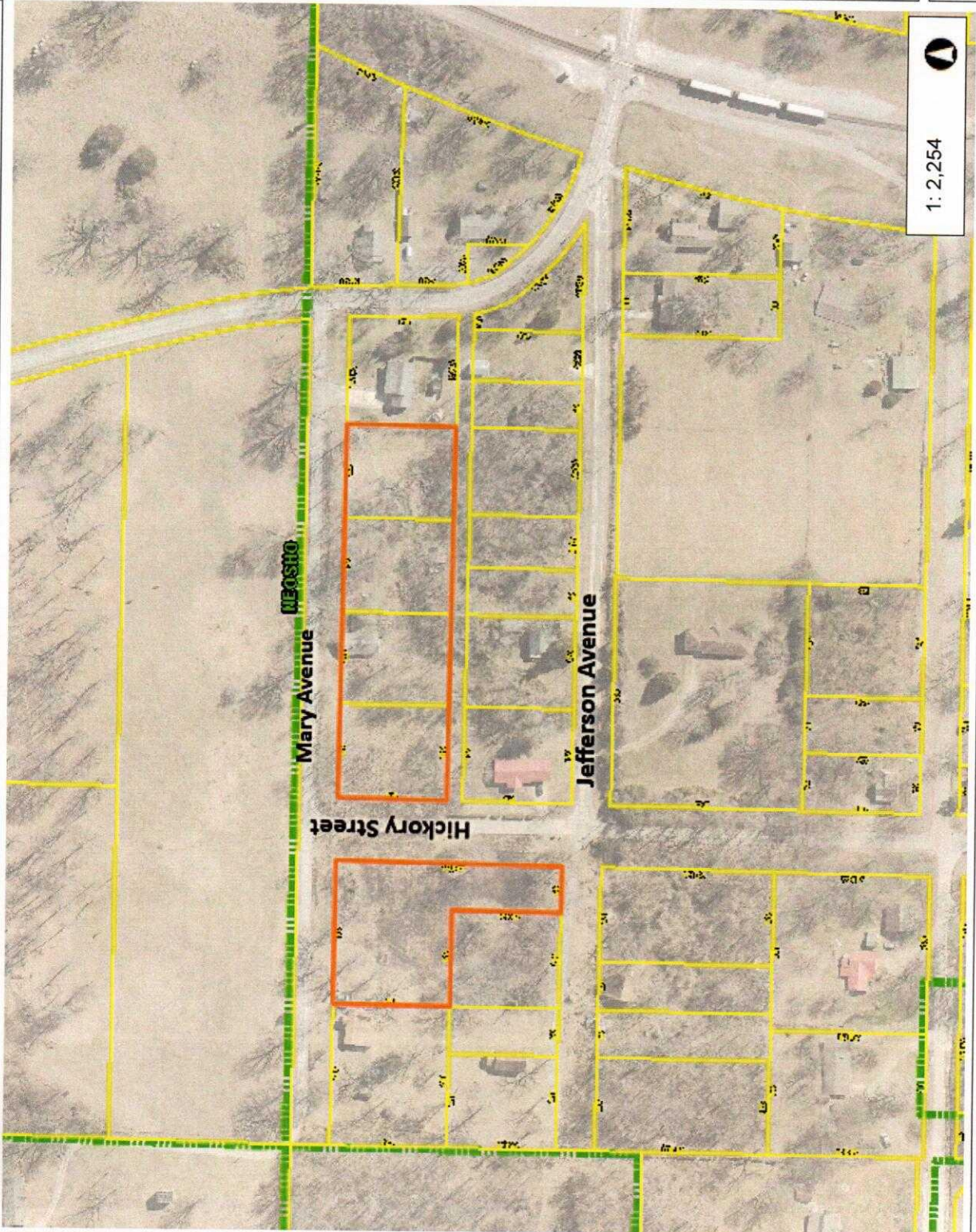
- Parcel
- Corporate Limit Line

**EXHIBIT**  
**5 (cont)**

**Notes**

Habitat for Humanity project area

**Neosho, MO**



1: 2,254

375.7 0 187.87 375.7 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**

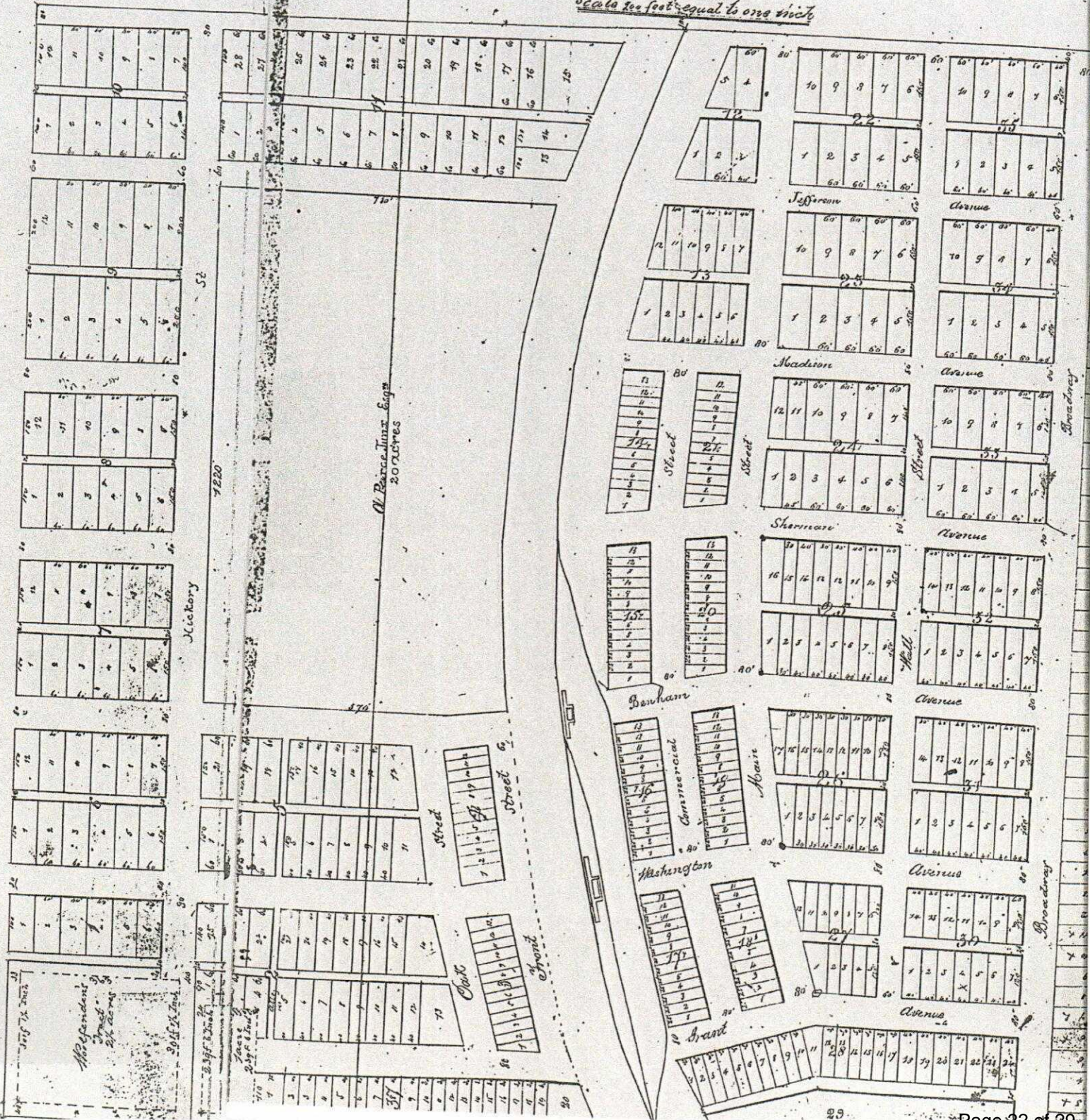
Rec'd  
10/29/02 DM

10/10/02



N<sup>o</sup> 6 O<sup>o</sup> S<sup>o</sup> H<sup>o</sup> D City  
Newton County  
Mo<sup>o</sup>

Scale ten feet equal to one inch



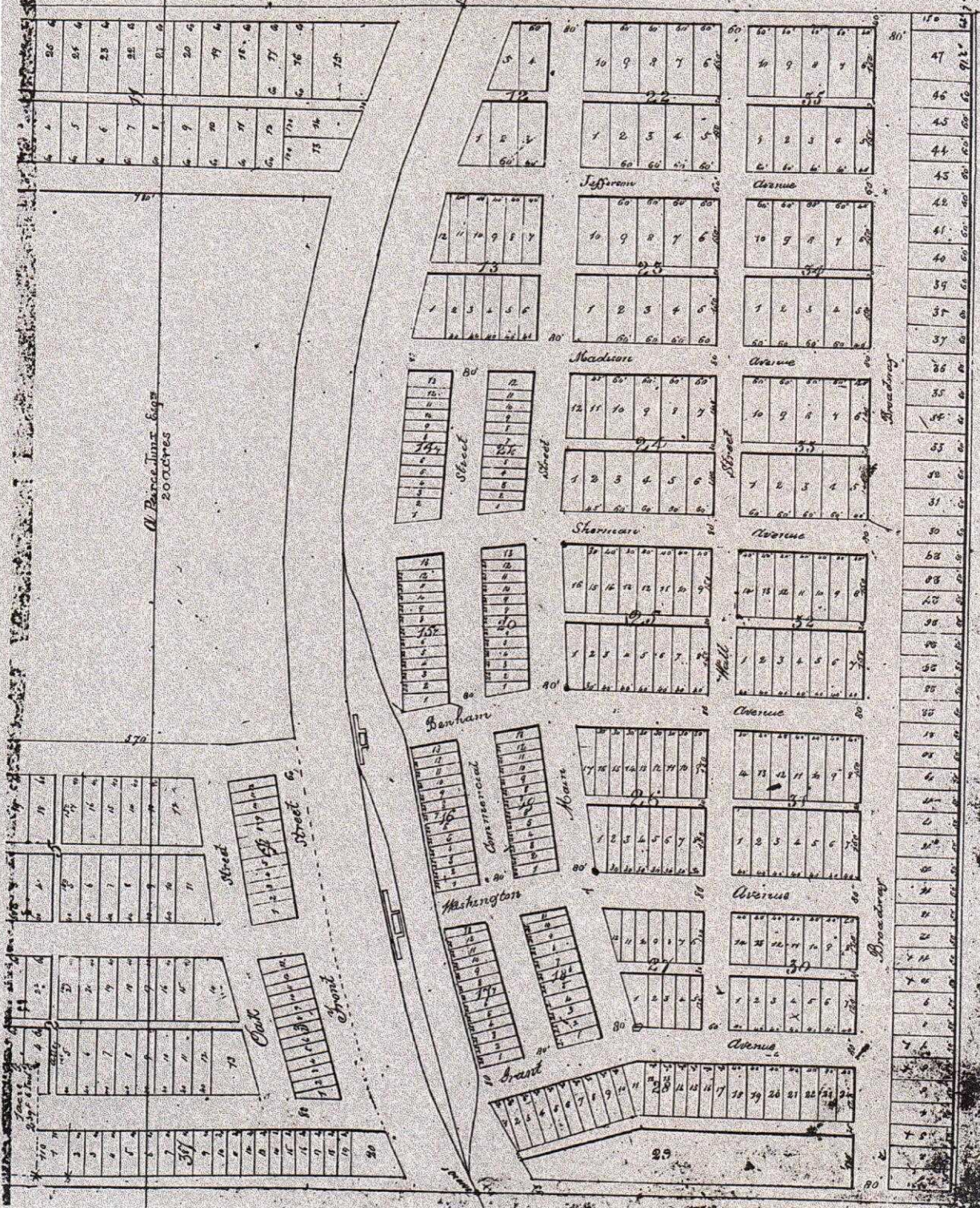


Deed RB M  
10/29/02 DM

N<sup>o</sup> 6 O S H O City  
Newton  
County  
Mo.

O.P.

Scale 100 feet equal to one inch



This certifies that Mr. Asahel H. Benham the proprietor of  
 Astoria City having described and Almia S. Benham  
 wife of said Asahel H. Benham of the County of Benton  
 in the State of Missouri have caused to be made  
 out the enclosed general Map of part of said Astoria  
 City situated in the South East Quarter of Section Thir-  
 teen (13) in Township Twenty five (25) of Range Thirty two (32)  
 in the County of Benton in the State of Missouri -  
 Bounded - Beginning at the South East corner of the  
 South East Quarter of said Section Thirteen thence south  
 to the North East corner of said Section Thirteen thence  
 west to the North West corner of said Section  
 Thirteen thence south to the South West corner of  
 said Section Thirteen thence East to the place of begin-  
 ning - excepting therefrom that portion of the above  
 described tract of land - Bounded - Beginning at a  
 point - fifty one (51) feet north of the South West corner  
 of the South East Quarter of said Section Thirteen (13)  
 thence East Thirty three (33) feet - which is the South  
 West corner of the tract hereby excepted - thence East  
 Three hundred and sixty three (363) feet thence  
 South Three hundred and one foot one inch and  
 one half (1 1/2) inches thence West Three hundred and  
 Sixty three (363) feet thence South Three hundred  
 and one (300) feet one and one half (1 1/2) inches to  
 the place of beginning containing Two and one  
 half (2 1/2) Acres more or less - and beginning Sixty  
 Six (66) feet East of the South East corner of said  
 last described tract of land - thence North Two  
 hundred and Thirty nine (239) feet one inch (1)  
 inches - thence East One hundred and eighty one  
 (181) feet and Six (6) inches - thence South Two  
 hundred and Thirty nine (239) feet and Six (6)  
 inches thence West One hundred and eighty  
 one (181) feet and Six (6) inches to the place of  
 beginning - containing One (1) acre more or less  
 that we have viewed + surveyed for public use  
 from the original State Land Office and  
 beginning at first corner described by the  
 boundaries course and extent as said Map  
 of Part of said Section Thirteen - that the following

6 (cont)

Figure and extent of the various streets alley lanes and commons of said North City and the number length width + location of the blocks and lots in said North City will 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.

Asahel W. Durham  
Almira B. Durham

Per Stamp #11

State of Wisconsin ss  
County of Lincoln. Be it Remembered that Asahel W. Durham and Almira B. Durham his wife who are formally known to the said Circuit Court of the County of Lincoln to be the persons whose names are subscribed to the foregoing Plat as parties thereto this day appeared before me + acknowledged that they executed + made the same as their voluntary act + deed for the uses + purposes therein contained and the said Almira B. Durham first being by me made acquainted with the contents of said Plat + acknowledged on separate separate + apart from her husband that she executed + made the same freely and without compulsion or undue influence of her said husband.

Seal

Given under my hand + official seal this 27th day of July 1870.

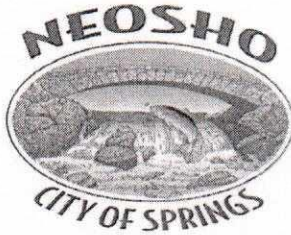
Jas. Hoffman  
Clerk

This Plat is truly Copied from the original on my office  
Filed July 27th 1870. Recorded July 27th 1870.



**Section 405.070.B (5 & 6) District "R-1" First Dwelling House District**

- 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](http://www.neoshomo.gov)

August 30, 2024

Regarding the request of:

Neosho Area Habitat for Humanity  
PO Box 841  
Neosho, MO 64850  
417-451-7992

I was contacted by representatives of the Neosho Area Habitat for Humanity in the summer of 2023 regarding property that is owned by the organization on Mary Avenue on the very north city limits in Neosho. They were looking at the possibility of constructing several Habitat for Humanity homes on the four parcels.

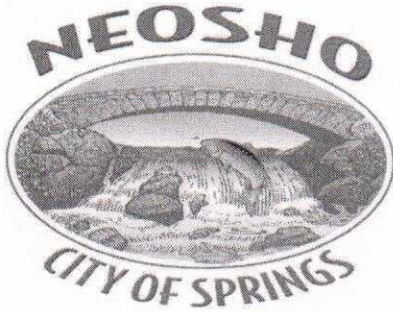
In order to get the greatest results from these parcels, the organization made a request to divide each of the parcels back into two lots as described in the original 1887 plat. This plat indicated that each lot had a frontage width of approximately 60 feet but contained enough land to meet the 7,000 square foot minimum lot requirements. The city code requires a minimum frontage of 70 feet for each lot. Under the current city code staff is unable to make an exception to the requirement.

Neosho Area Habitat for Humanity was advised on the process to appeal to the Neosho Board of Adjustments and provided with the appropriate documents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Leavens".

Richard Leavens  
Director of Development Services



*City of Neosho*



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Neosho, MO 64850  
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Posted: August 30, 2024 @ 5:00 pm

## NOTICE OF PUBLIC HEARING

Under RSMo. Section 250.233, A public hearing will be held at 5:30 p.m., September 30, 2024, by the Board of Adjustments at Neosho City Hall, 203 East Main Street, Neosho, Mo at which time the citizens may be heard in regard to the request made by Neosho Habitat for Humanity for a variance for property located at the following property descriptions in Neosho, Missouri for lot splits back to the original plat design:

1. 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.
2. 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.
3. All of Lot 25, Block 11 in Neosho City Addition to the City of Neosho, Newton County, Missouri, according to the recorded Plat thereof.
4. 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.

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