



AGENDA

Zoning Board of Adjustment

Date: Wednesday, February 25, 2026

Time: 5:00 pm

City Hall Chambers / 326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting: Thursday, July 22, 2021

Public Hearing

1. To consider a request for a lot split on property located at 1055 James

Adjourn

Board Members:	Ron Peterson	1131 Grand	417-850-9733
	Gail White	1017 Gene Taylor Drive	417-310-7262
	Jerry Poston	1601 S Garrison	417-358-5052
	HJ Johnson	517 N Garrison	417-674-1498
	Alyssa Hess	1598 E Fairview Ave	417-388-1224

Staff:	City Administrator	Traci Cox	City Hall	417-237-7003
	Public Works Director	Josiah Bayless	Public Works Department	417-237-7010

Draft Copy of Minutes Subject to Approval at the Next Meeting

Zoning Board of Adjustment
Meeting 22 July 2021

The Zoning Board of Adjustment Committee consists of five members: Chairman Bonham Oney, Vice Chairman Jerry Poston, Jim Swatsenbarg, HJ Johnson, and Secretary Bill Barksdale. City Staff include Tom Short, Greg Dagnan and Zeb Carney.

Committee Members Present: Bonham Oney, Jim Swatsenbarg, HJ Johnson, and Jerry Poston.

Also, present: Julie Tilley, Zeb Carney, Greg Dagnan, Christopher and Sara Melson. Others were in attendance but their names were not documented.

A quorum was present.

The meeting was called to order at 5:30 p.m.

First order of business involved the minutes of the previous meeting, September 30, 2020. HJ Johnson made a motion to accept the minutes from the previous meeting. A second to the motion was given by Jerry Poston. On a voice vote, the motion carries.

Second Order of Business was a variance request by Christopher & Sara Melson at property located at 1304 Glenwood. The request was in regard to the placement of a privacy fence. The owners requested that the fence be allowed to encroach upon the front setback.

The applicant, Sara Melson gave a brief explanation for the request and the overall goal of providing a degree of privacy for her daughter in the back yard. She answered questions from the Board members.

The meeting was opened up to citizen participation. The neighbor to the south was in attendance and expressed concerns about potentially restricting visibility when pulling his truck and trailer from his driveway.

Other placement options were discussed and considered by both the applicant and the Board. After some discussion, HJ Johnson made a motion to deny the request. A second was given by Jim Swatsenbarg. On a voice vote the motion passed 3 to 1. 'Ayes' to deny were given by HJ Johnson, Jim Swatsenbarg and Bonham Oney. 'Nay' to deny given by Jerry Poston.

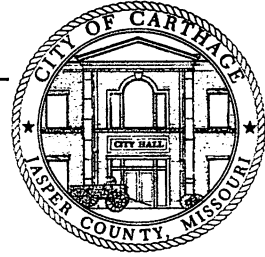
There were no other items on the Agenda.

HJ Johnson made a motion to adjourn and that motion was given a second by Jim Swatsenbarg. Meeting adjourned at approximately 6:20 p.m.

Respectfully submitted,
Julie Tilley

VARIANCE APPLICATION

(Complete and return to Public Works Department. Write 'n/a' if not applicable to the request)



Date: 02/05/2026 Filing Fee: \$100

Property Address: 1055 James

Applicant: Mayra Elizabeth Morales Hernandez Telephone: (417) 356-6514

Mailing Address: 1055 James City: Carthage State: MO Zip: 64836

Email: mayamorales107@icloud.com

Name of current Property Owner: Mayra Elizabeth Morales Hernandez Telephone: (417) 356-6514

(If other than the Applicant)

Mailing Address: 1055 James City: Carthage State: MO Zip: 64836

Email: mayamorales107@icloud.com

Legal Description of Property:

(Attach separate sheet if necessary)

Manley's Addition Lot 28

Present Use of Property: Residential

Proposed Use of Property: Residential

Zoning Variance sought:

To divide approximately 50 X 50 (2,500 sq. ft) area off the west side of 1055 James (Lot 28 - 7,500 sq. ft.) to convey to the neighboring property located at 619 E Budlong (Lot 29 - 2,500 sq. ft.)

Section of City Code from which the variance is sought:

Sec. 22-52 Lot Sizes.

Land Use abutting or adjacent to site:

North	Residential
South	Residential
East	Residential
West	Residential

Zoning:

B - Second Dwelling
B - Second Dwelling
B - Second Dwelling
B - Second Dwelling

	YES	NO
UNIQUENESS: The variance requested arises from conditions which are unique to the property in question, which are not ordinarily found in the same zoning district, and which are not caused by actions of the property owners or applicant. Such conditions include the peculiar physical surroundings, shape, or topographical condition of the specific property involved which would result in a practical difficulty or unnecessary hardship for the applicant, as distinguished from a mere inconvenience, if the requested variance was not granted.	X	
ADJACENT PROPERTY: The granting of the variance will not be materially detrimental or adversely affect the rights of adjacent property owners or residents.	X	
HARDSHIP: The strict application of the provisions of the zoning regulations from which a variance is requested will constitute an unnecessary hardship upon the applicant. Although the desire to increase the profitability of the property may be an indication of hardship, it shall not be a sufficient reason by itself to justify the variance.		X
PUBLIC INTEREST: The variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood.	X	
SPIRIT AND INTENT: Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.	X	
MINIMUM VARIANCE: The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.	X	

(Please attach any additional information you feel necessary for consideration of this request)



 Owner's Signature



 Applicant's Signature

Office Use Only:	Date Received: 2/4/2026	Historic District:	Filing Fee: WAIVED / ADMINISTRATIVE
Date for City Staff Review:	Date Application is Complete:		LOT SPLIT
Planning & Zoning Commission Meeting Date:	Ruling:		
ZONING BOARD OF ADJ. 2/25/26			

Zoning & Board of Adjustment

Staff Report

Owner, Mayra Elizabeth Morales Hernandez, has proposed a lot split at 1055 James. Pursuant to city code, Sec. 22-21 d, staff shall present its recommendation to the Public Works Committee. It was Staff's recommendation to take no action as this would create a sub-standard lot and was recommended to forward to the Zoning Board of Adjustments. We then notified the property owner that next available option was to seek a variance.

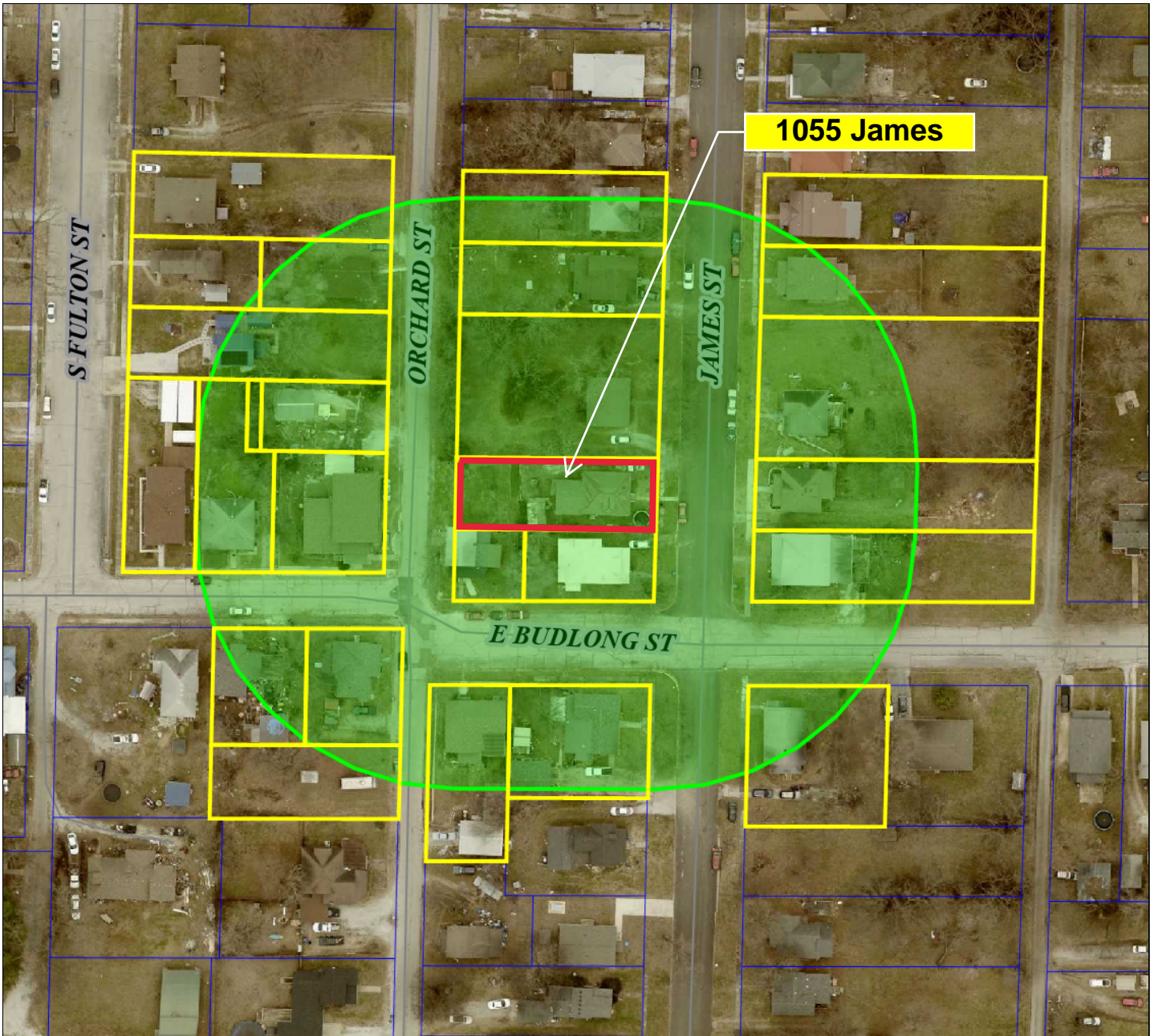
Adjacent Land Use/Zoning

This property is Zoned "B" (Second Dwelling) which is consistent throughout this area.

Staff Recommendations

At this time staff would recommend the Commission to allow a variance to be approved, as this would ultimately be done to help increase the size of a neighboring property although creating its own substandard lot. If approved, it would create all three lots that adjoin one another similar in size. The adjacent property that would be purchasing the new lot is currently 2,650 square feet and with addition of the newly created lot would increase its size to approximately to 5,000 square feet.

185' Property Ownership Map / 1055 James



Date created: 2/5/2026

Last Data Uploaded: 2/5/2026 1:40:08 AM

Developed by  SCHNEIDER
GEOSPATIAL



Proposed Lot Split Area

ORCHARD ST

JAMES ST

E BUDLONG ST

50'

100'

1055 James

619 E Budlong

50'

50'

50'

50'

100'







ZONING INFORMATION

SUBJECT PROPERTY CURRENT ZONE: DISTRICT G, SECOND DWELLING HOUSE DISTRICT
 ALL ADJACENT PROPERTY ZONE: DISTRICT H, SECOND DWELLING HOUSE DISTRICT

OWNER INFORMATION

PROPERTY OWNER: MAYRA ELIZABETH MORALES HERNANDEZ AND ALFREDO ALVARADO HUINAC
 ADDRESS: 1055 JAMES STREET, CARTHAGE, MO 64635
 PHONE NUMBER: 417-356-6514

LEGEND

- FENCE MONUMENT AS NOTED
- SET MONUMENT
- SURVEY BOUNDARY
- ADJOINING PROPERTY LINES
- FENCE

PLANNING AND ZONING CERTIFICATE

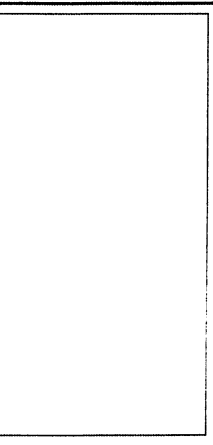
THE ADMINISTRATIVE PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING, CITY OF CARTHAGE, JASPER COUNTY, MISSOURI.

DIRECTOR _____

NOTES

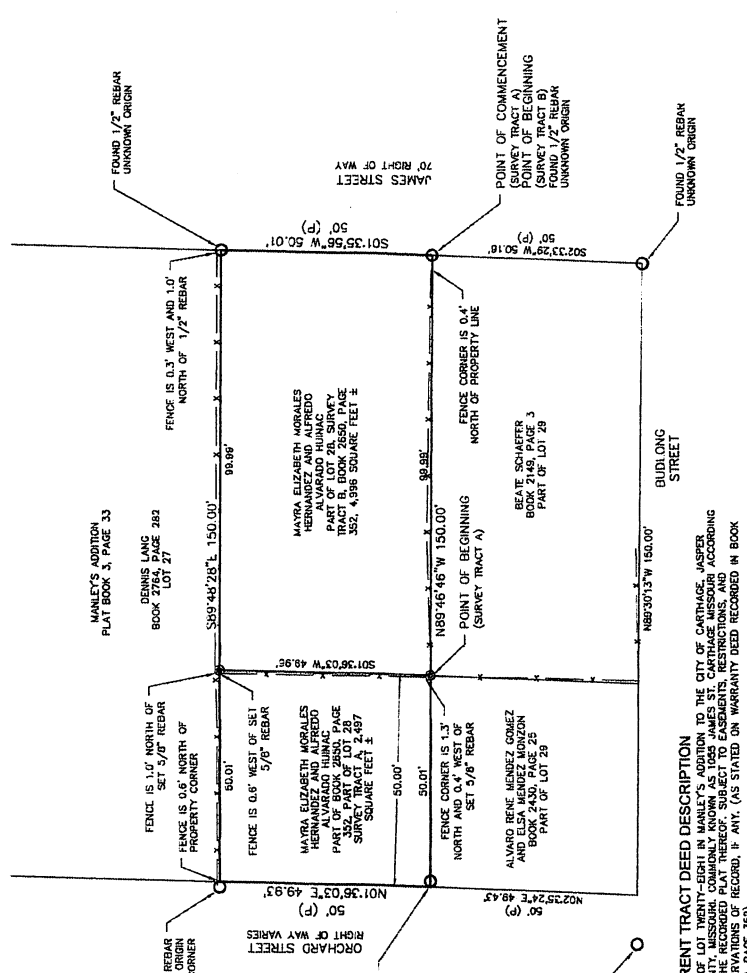
- 1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
- 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH TO VERIFY THE ACCURACY OF THE TITLE EXCEPT FOR THE COMPARISON OF THE CURRENT TITLE WITH ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) WITH THIS SURVEY I DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DESCRIBED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE VALIDITY OF THE TITLE IS GIVEN OR IMPLIED.
- 4) FLOOD NOTE: THE SUBJECT PROPERTY LIES IN ZONE X AREAS FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP Z9097/C01910, HAVING AN EFFECTIVE DATE OF 1/18/2008. THE FLOODPLAIN LIMITS SHOWN HEREON, IF ANY, IS A GRAPHICAL REPRESENTATION OF THE LINE SHOWN ON THE PLAN.
- 5) NO EXISTING STRUCTURES WERE PRESENT WITHIN SURVEY TRACT A AT THE TIME OF FIELD SURVEY.

CERTIFICATE OF RECORDING



PROJECT LOCATION

LOCATION NAME: BUDLONG ST
 SECTION 3, TOWNSHIP 25-N, RANGE 31-W
 JASPER COUNTY, MISSOURI
 SCALE: 1/2" = 10'



SURVEY DESCRIPTION - TRACT A

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2650, PAGE 352 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING A PART OF LOT 28, MANLEY'S ADDITION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 3, PAGE 33, CITY OF CARTHAGE, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 1 1/2" REBAR SET 5/8" WEST OF THE NORTH CORNER OF SAID LOT 28, THENCE NORTH 89°46'46" WEST, 89.99 FEET ALONG THE SOUTH LINE OF SAID LOT 28 TO A SET 5/8" REBAR WITH CAP LABELED OWN INC LC 62, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°46'46" WEST, 50.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 28, NORTH 01°35'03" EAST, 49.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 28, SOUTH 89°49'29" EAST, 50.01 FEET TO A SET 1 1/2" REBAR WITH CAP LABELED OWN INC LC 62, BEING THE POINT OF BEGINNING; CONTAINING 0.09 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

SURVEY DESCRIPTION - TRACT B

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2650, PAGE 352 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING A PART OF LOT 28, MANLEY'S ADDITION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 3, PAGE 33, CITY OF CARTHAGE, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 1 1/2" REBAR SET 5/8" WEST OF THE NORTH CORNER OF SAID LOT 28, THENCE NORTH 89°46'46" WEST, 89.99 FEET ALONG THE SOUTH LINE OF SAID LOT 28 TO A SET 5/8" REBAR WITH CAP LABELED OWN INC LC 62; THENCE LEAVING SAID SOUTH LINE, NORTH 01°35'03" EAST, 49.36 FEET TO A SET 5/8" REBAR WITH CAP LABELED OWN INC LC 62 ON THE NORTH LINE OF SAID LOT 28; THENCE ALONG SAID NORTH LINE, SOUTH 89°49'29" EAST, 89.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID LOT 28, NORTH 89°46'46" WEST, 50.01 FEET TO A SET 1 1/2" REBAR WITH CAP LABELED OWN INC LC 62, BEING THE POINT OF BEGINNING; CONTAINING 0.11 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

PARENT TRACT DEED DESCRIPTION

ALL OF LOT TWENTY-EIGHT IN MANLEY'S ADDITION TO THE CITY OF CARTHAGE, JASPER COUNTY, MISSOURI, COMMONLY KNOWN AS 1055 JAMES STREET, CARTHAGE, MISSOURI, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 3, PAGE 33, CITY OF CARTHAGE, MISSOURI, ACCORDING TO RESERVATIONS OF RECORD, IF ANY, (AS STATED ON WARRANTY DEED RECORDED IN BOOK 2650, PAGE 352).

SURVEYOR'S DECLARATION

I, THE UNDERSIGNED, DO HEREBY DECLARE THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION IS AS SHOWN AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI PROPERTY SURVEYS ACT, CHAPTER 165, MISSOURI STATUTES, LAST REVISION DATE DECEMBER 19, 2020.

OWN, INC. L.C. 62
 BY: _____
 GREGORY B. BOWERS, P.L.S. 2072

12-18-24
 DATE

8111 E. Third Street
 Joplin, MO 64801
 417.782.7399
 wwcreown.com

FORMERLY ANDERSON ENGINEERING

BOUNDARY SURVEY AND LOT SPLIT FOR: MAYRA MORALES

A Licensed Missouri
 Engineering Corporation
 COM# 0082

1055 JAMES STREET
 CARTHAGE, MISSOURI COUNTY,
 MISSOURI

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25.1020082
 DRAWN BY: TSR
 CHECK BY: GBB
 ISSUED DATE: 12/16/2025
 ISSUED BY: G. BOWERS
 LICENSE NO. PLS NO. #2672

SHEET TITLE

DRAWING NUMBER:
JOP-100-7868

SHEET NUMBER
1 OF 1