



AGENDA

Zoning Board of Adjustment

Date: Wednesday, May 20, 2026

Time: 5:00 pm

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

Call to Order

Minutes of Previous Meeting: Wednesday, February 25, 2026

Public Hearing

1. To discuss a Variance request to encroach upon the side yard setback at property located at 814 Sophia
2. To discuss a Lot Size Variance and a request to encroach upon a rear yard setback for a proposed residential structure on property located at 703 Clinton

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

25 February 2026

The Zoning Board of Adjustment Committee consists of five members: Ron Peterson, Gail White, Jerry Poston, HJ Johnson and Alyssa Hess. City Staff include Traci Cox, Josiah Bayless and Julie Tilley.

Committee Members Present: Gail White, Jerry Poston and Alyssa Hess.

Also, present: Julie Tilley, Traci Cox, Josiah Bayless, Mayor Bren Flanigan, and Mayra Elizabeth Morales Hernandez. Others were in attendance, but their names were not documented.

A quorum was present.

The meeting was called to order at 5:00 p.m. in the City Hall Chambers.

First order of business involved reviewing the minutes of the previous meeting, July 22, 2021. Gail White made a motion to accept the minutes from the previous meeting. A second to the motion was given by Alyssa Hess. On a voice vote, the motion carries.

Second Order of Business was the nomination of a Committee Chairperson and Secretary. Gail White made a motion to nominate Jerry Poston as Chairperson. A second to the motion was given by Alyssa Hess. On a voice vote, the motion carries. Gail White made a motion to nominate Alyssa Hess as Secretary. A second to the motion was given by Jerry Poston. On a voice vote, the motion carries.

The third order of business concerned a request from Mayra Elizabeth Morales Hernandez of 1055 James St., Carthage, to transfer a portion of her lot to the adjoining property at 619 E. Budlong to increase the neighbor's lot size. Josiah Bayless presented the staff report, noting the request was initially denied because the transfer would leave Ms. Morales Hernandez's lot below the minimum required size. She appealed to the Zoning Board of Adjustment.

After discussion, the Board determined that while the transfer would create a substandard lot under city ordinance, it would bring all three lots on the block into greater overall conformity with surrounding properties. Jerry Poston moved to approve the variance, allowing the lot reduction at 1055 James St. and transfer to 619 E. Budlong. Gail White seconded the motion, which passed by voice vote.

Alyssa Hess made a motion to adjourn and that motion was given a second by Gail White.

Meeting adjourned at approximately 5:15 p.m.

Respectfully submitted, Alyssa Hess

Request

Applicant: Jaime Olvera

Date of Meeting: 5/20/2026

Committee: Zoning Board of Adjustment

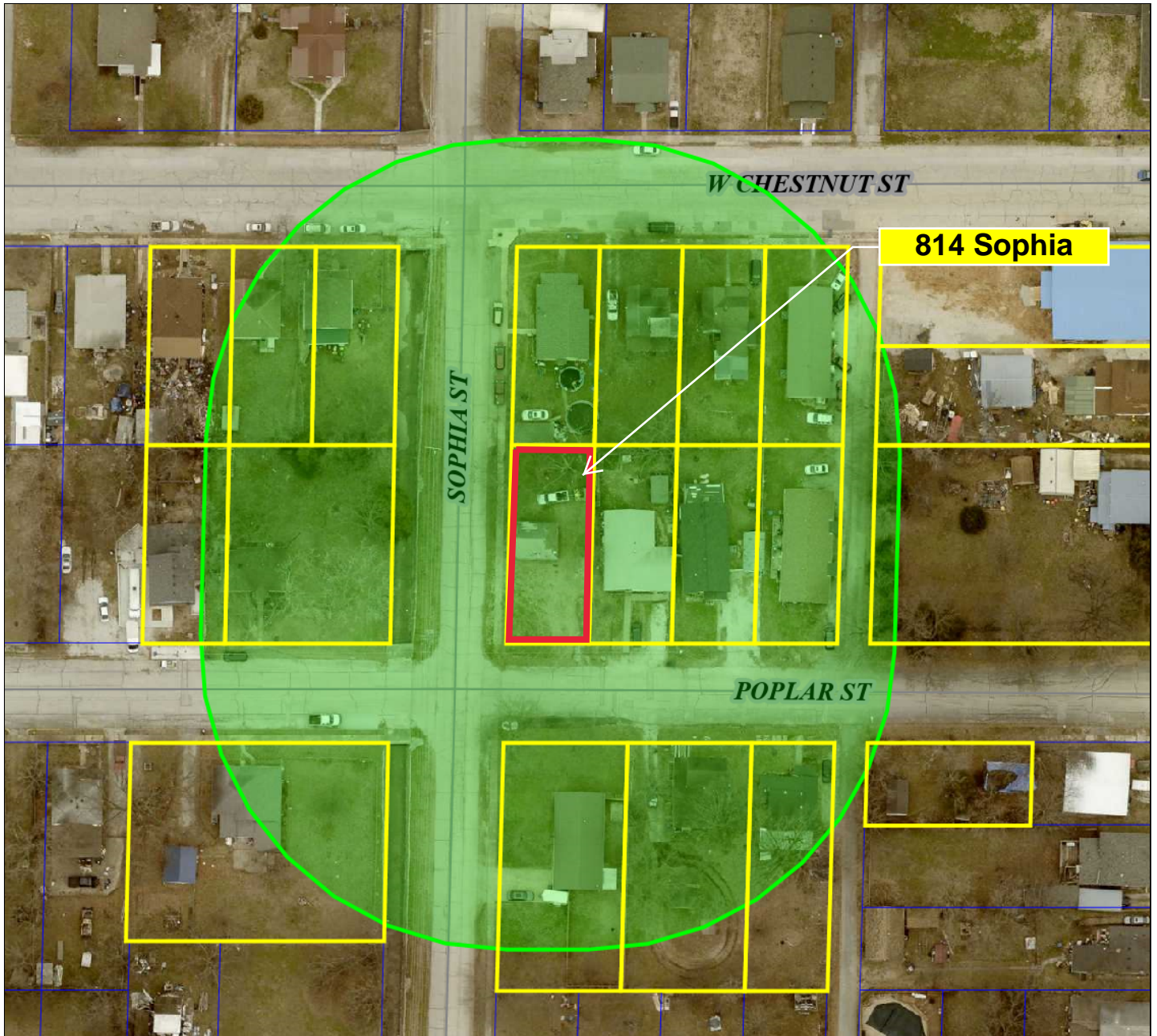
Request: Variance

Reason for Hearing: To discuss a Variance request to encroach upon the side yard setback

Project Location: 814 Sophia

185' Property Ownership Map

814 Sophia

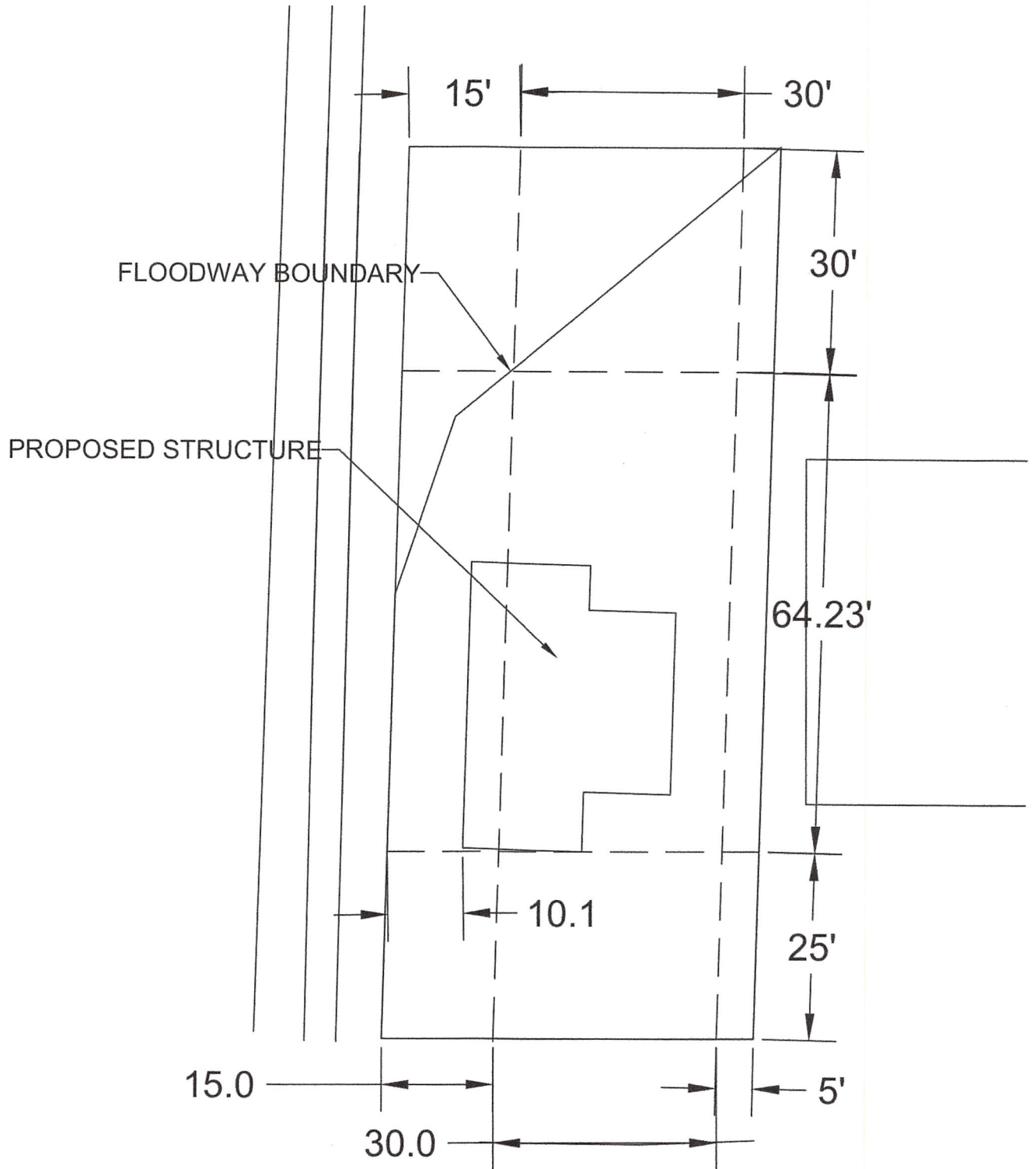


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814 Sophia



814 Sophia Proposed Residential Structure



Request

Applicant: Klayton & Abbe Bridges

Date of Meeting: 5/20/2026

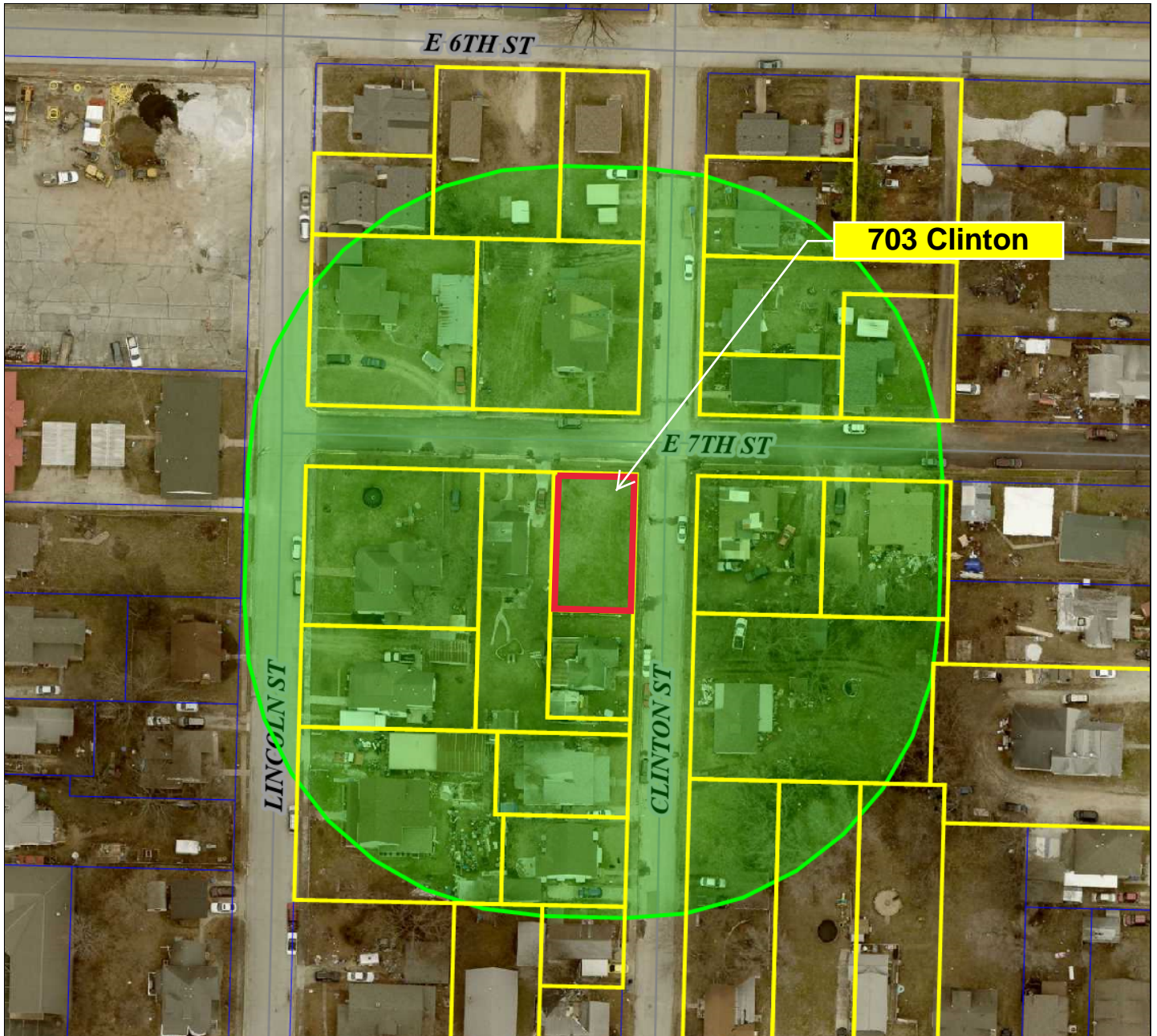
Committee: Zoning Board of Adjustment

Request: Variance

Reason for Hearing: To discuss Lot Size Variance and Rear Yard Encroachment for a proposed residential structure located at 703 Clinton.

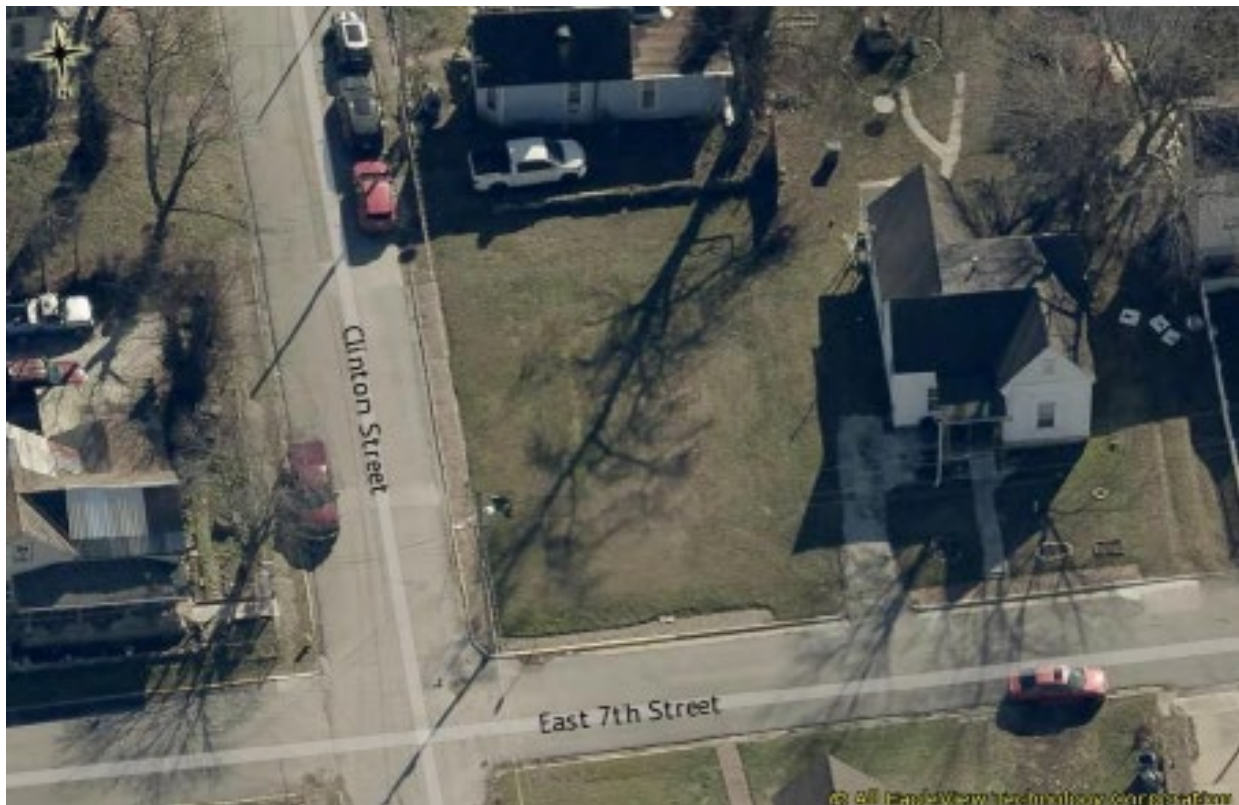
Project Location: 703 Clinton

185' Property Ownership Map 703 Clinton

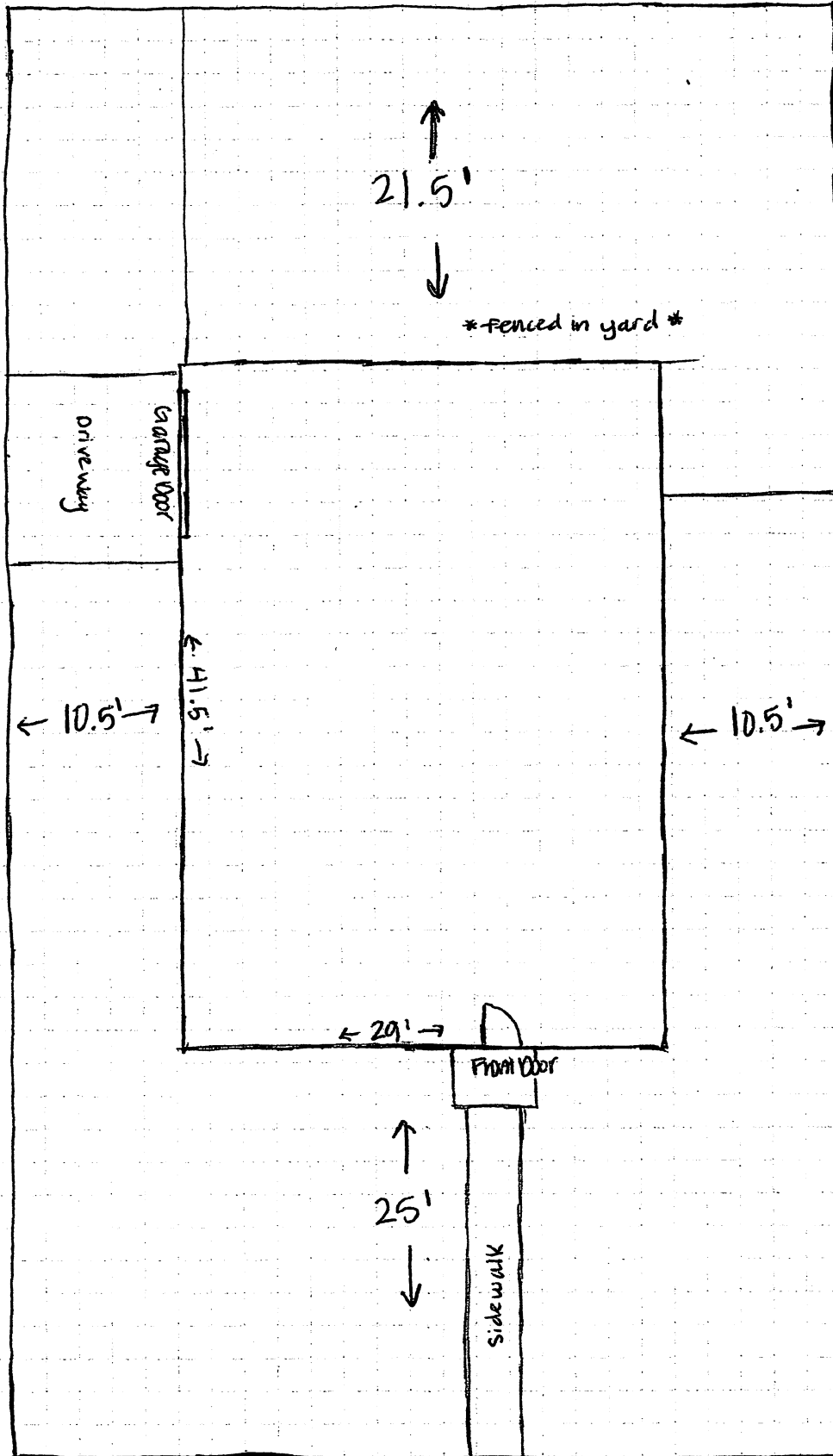


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703 Clinton



Site Plans



□ - 2 square feet

← 7th Street →