

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, JUNE 12, 2025, 5:30 PM
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON
“TENTATIVE AGENDA”**

1. Call to Order, Roll Call, and Declaration of Quorum
2. Approval of Minutes
 - a. January 9, 2025, Meeting Minutes
3. Public Hearing
 - a. Request a square foot variance for an accessory structure at 524 Heidi Road
 - b. Request a square foot variance for an accessory structure at 668 Dilworth Road
4. Board Action
 - a. Commission Action on a Request a square foot variance for an accessory structure at 524 Heidi Road
 - b. Commission Action on a Request a square foot variance for an accessory structure at 668 Dilworth Road
5. Adjournment

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
JANUARY 9, 2025

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on January 9, 2025 at 5:30 PM in the Council Chambers at City Hall located at 401 South Jefferson.

CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM

Upon roll call, the following Board Members were present: Rick Adams, Ted Dahl, and Ryan Ritchel. Absent: Dan True and John Sommer.

A quorum was declared.

Ted Dahl served as acting Chairman.

Staff members in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, and City Clerk Lacey Brackett.

APPROVAL OF MINUTES

May 9, 2024, Meeting Minutes

Adams moved and Ritchel seconded that the Board of Adjustment approve the May 9, 2024 meeting minutes as presented. Motion carried as follows: Yea: (3) Adams, Dahl, and Ritchel; Nay: (0) None; Abstain; (0) None; Absent: (2) Dan True and John Sommer.

PUBLIC HEARING

Adams moved and Ritchel seconded that the Board of Adjustment move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (3) Adams, Dahl, and Ritchel; Nay: (0) None; Abstain; (0) None; Absent: (2) Dan True and John Sommer.

Request for a Variance to Construct a 1,200 Square Foot Accessory Structure located at 410 Highway YY

Planning and Zoning Manager Mark Scott explained that the variance was for an accessory structure that would exceed the 1,000 square foot maximum size. He mentioned that Staff had no concerns with the project.

There were no public comments.

Adams moved and Ritchel seconded that the Board of Adjustment move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (3) Adams, Dahl, and Ritchel; Nay: (0) None; Abstain; (0) None; Absent: (2) True and Sommer.

BOARD ACTION

Board Action on a request for a Variance to Construct a 1,200 Square Foot Accessory Structure located at 410 Highway YY

Dahl moved and Adams seconded that the Board approve a Variance Request for a variance to construct a 1,200 foot structure located at 410 Highway YY. Motion carried as follows: Yea: (3) Adams, Dahl, and Ritchel; Nay: (0) None; Abstain; (0) None; Absent: (2) True and Sommer.

ADJOURNMENT

Acting Chairman Ted Dahl declared the meeting adjourned at 5:42 p.m.

Attest:

Chairman of the Board of Adjustment

Code Administrator Christina Wagner

Minutes Approved



To: Board of Adjustment

Proposed for the Meeting Date of: June 12, 2025

Staff Informational Sheet

Topic: Request a square foot variance for an accessory structure at 524 Heidi Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a square foot variance for an accessory structure.

Background (problem/explanation):

Staff Recommendation:

The owner meets all the setback requirements.

Staff see no issue with this request.

Submitted By: Mark Scott, Planning and Zoning Manager

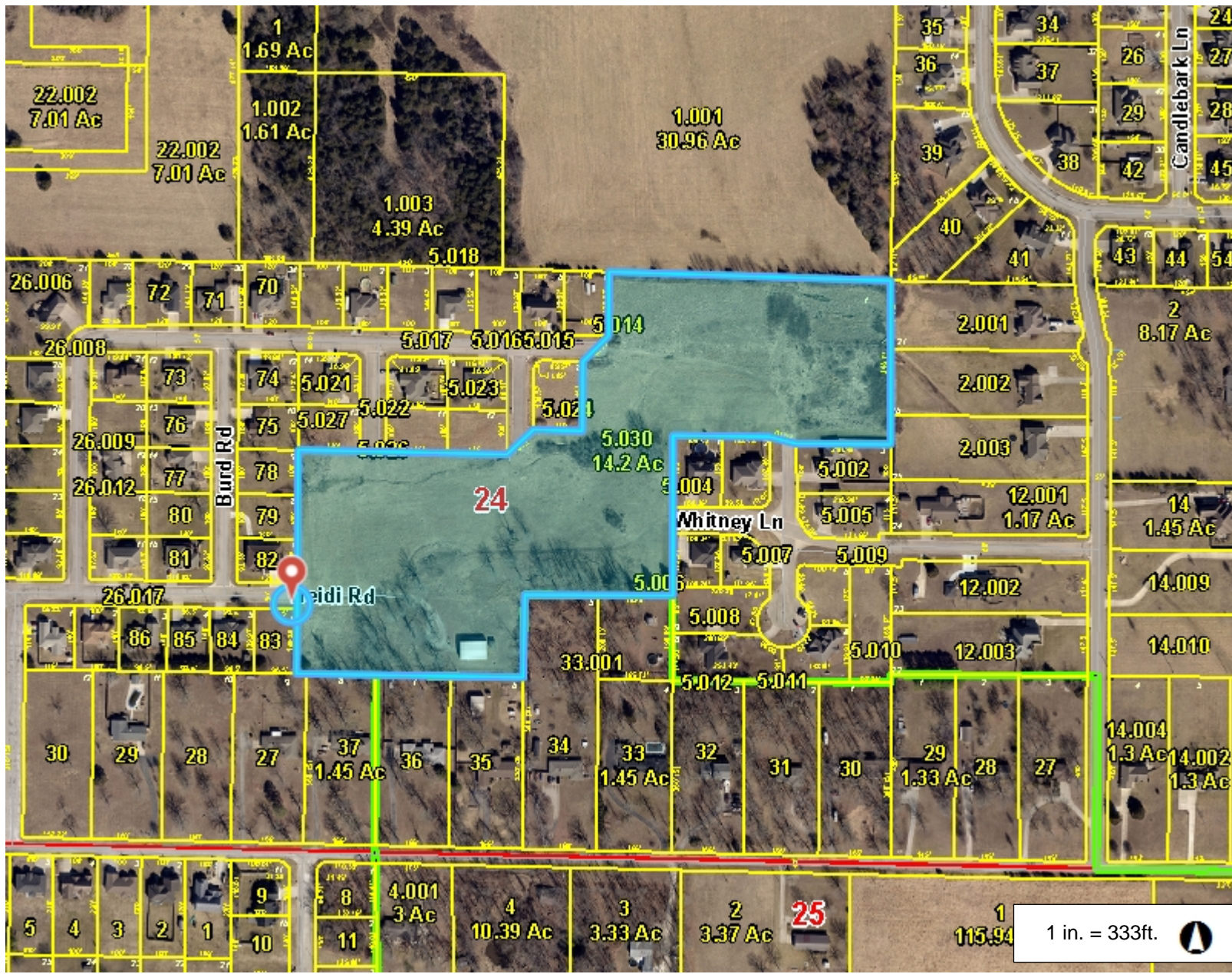
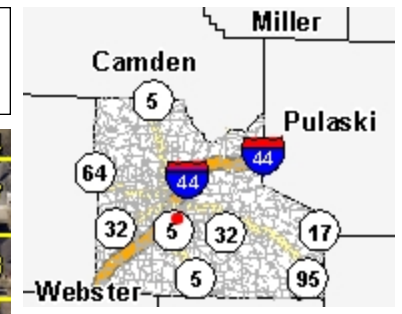
Department: Code Administration

Date:

ATTACHMENTS:

1. 524 Heidi Rd GIS map depiction

Laclede County, MO



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- 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



To: Board of Adjustment

Proposed for the Meeting Date of: June 12, 2025

Staff Informational Sheet

Topic: Request a square foot variance for an accessory structure at 668 Dilworth Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a square foot variance for an accessory structure.

Background (problem/explanation):

Sec.48-35 RS-2 Residential

The purposed structure is 1200-sf and exceeds the1,000-sf allowable limit. This requires a variance.

Property is located at 668 Dilworth Road, Lebanon, Missouri.

Staff Recommendation:

The owner meets all the setback requirements.

Staff sees no issue with this request.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. 668 Dilworth Rd GIS



To: Board of Adjustment

Proposed for the Meeting Date of: June 12, 2025

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Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

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Staff Recommendation:

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Staff see no issue with this request.

Submitted By: Mark Scott, Planning and Zoning Manager

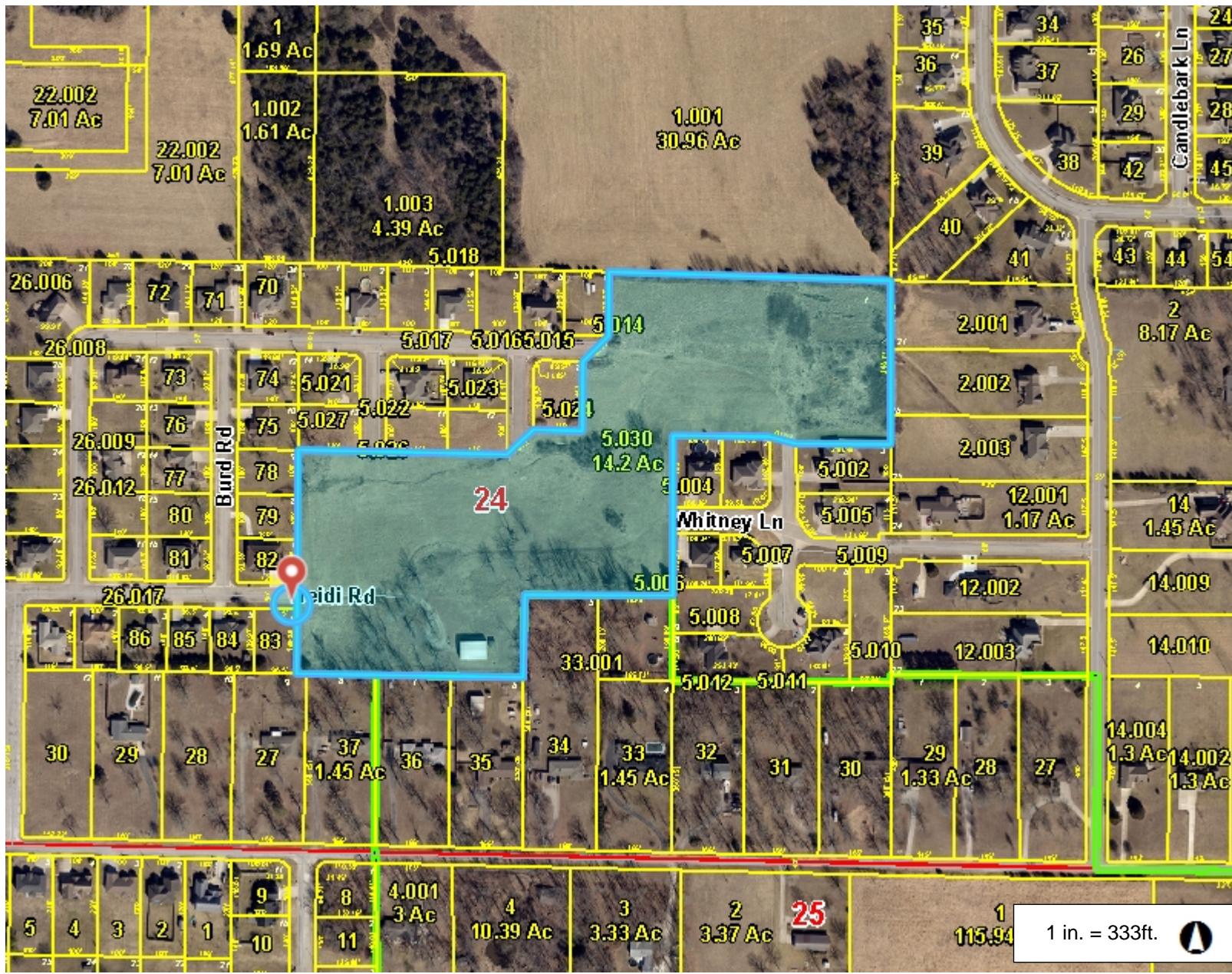
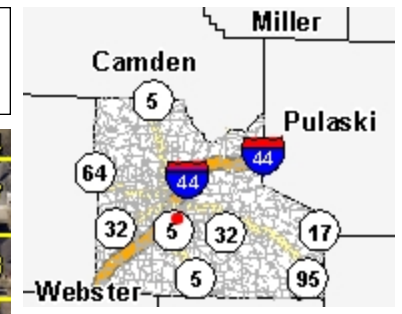
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1 in. = 333ft.

666.7 0 333.33 666.7 Feet

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