

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, DECEMBER 11, 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. June 9, 2025, Meeting Minutes
3. Public Hearing
 - a. Request to divide Lewis Addition Block 7 into Four Lots, located at 351 Lincoln Ave through 595 Chestnut
4. Board Action
 - a. Commission Action on a Request to divide Lewis Addition Block 7 into Four Lots, located at 351 Lincoln Ave through 595 Chestnut
5. Adjournment

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
JUNE 12, 2025

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on June 12, 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 Officers were present: Rick Adams, Ted Dahl, John Sommer, David Schneider, and Ryan Ritchel.

A quorum was declared.

Ryan Ritchel served as acting Chairman.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Shoemaker, City Clerk Lacey Brackett, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

January 9, 2025, Meeting Minutes

Ted Dahl moved, and David Schneider seconded that the Board approve the minutes as presented. Motion carried as follows: Yea: (5) Rick Adams, Ted Dahl, John Sommer, David Schneider, Ryan Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Public Hearing

David Schneider moved and Rick Adams seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Adams, Dahl, Sommer, Schneider, Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request A Square Foot Variance for An Accessory Structure At 524 Heidi Road

Planning and Zoning 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.

Vivian Waterman, owner, stated she planned to build a brick garage compatible with the existing house structure at the 524 Heidi Road location.

Request A Square Foot Variance for An Accessory Structure At 668 Dilworth Road

Planning and Zoning 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.at 668 Dilworth Road.

Larry Landgon, property owner, indicated the structure would be an add-on or a stand-alone/separate structure.

Board Action

Board Action on a Request for a Square Foot Variance for an Accessory Structure at 524 Heidi Road
John Sommer moved, and Ted Dahl seconded the Board approve a Variance Request for a square foot variance for an accessory structure at 524 Heidi Road. Motion carried as follows: Yea: (5) Adams, Dahl, Sommer, Schneider, Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0).

Board Action on a Request for a Square Foot Variance for an Accessory Structure at 668 Dilworth Road
Ted Dahl moved and Rick Adams seconded the Board approve a Variance Request for a square foot variance for an accessory structure at 668 Dilworth Road. Motion carried as follows: Yea: (5) Adams, Dahl, Sommer, Schneider, Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0).

Adjournment

Acting Chairman Ryan Ritchell declared the meeting adjourned at 5:40 pm.

Attest:

Acting Chairman

Code Administrator Christina Wagner

Minutes Approved



To: Board of Adjustment

Proposed for Meeting Date of:

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter: _____

Background (problem/explanation):

Staff Recommendation:

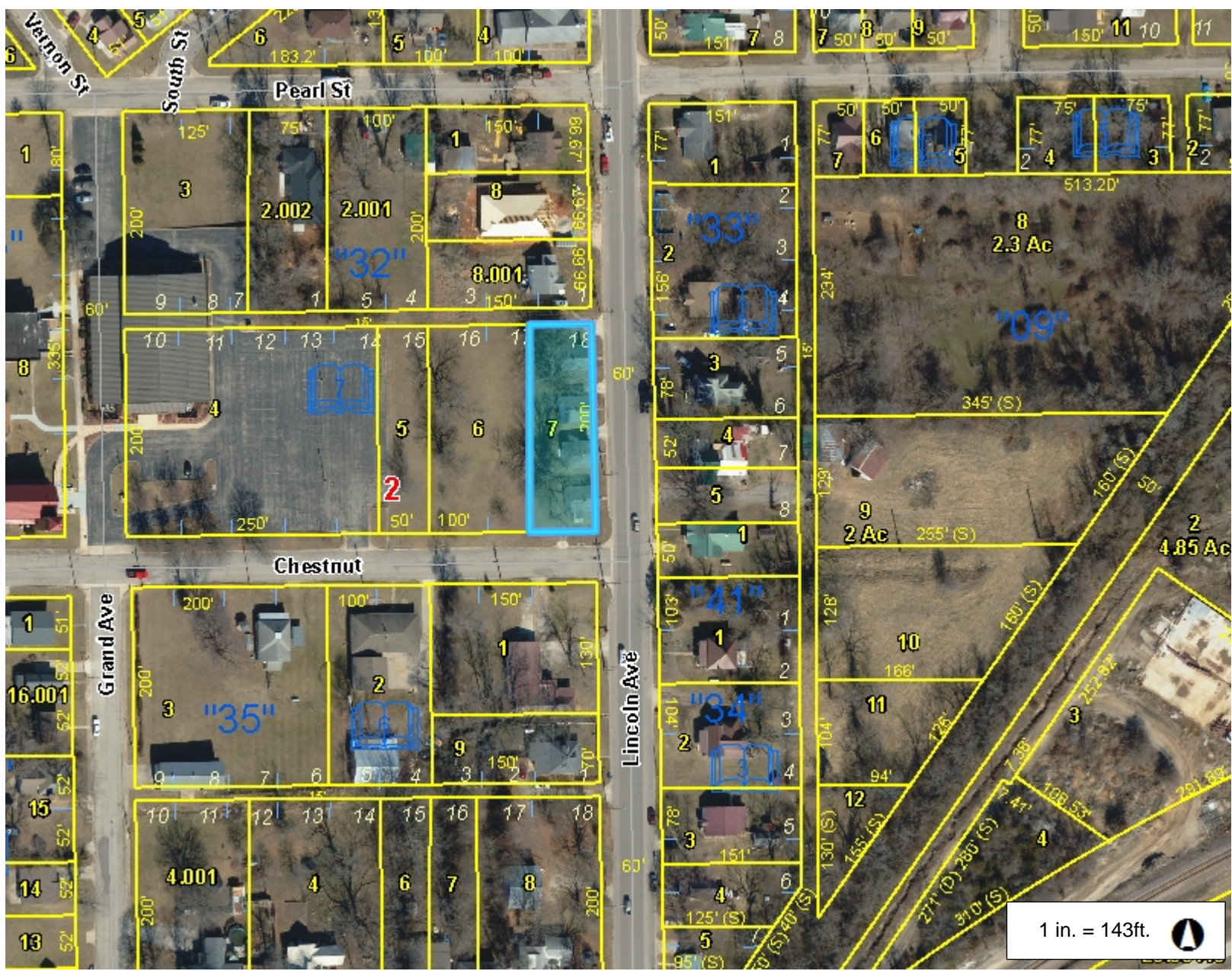
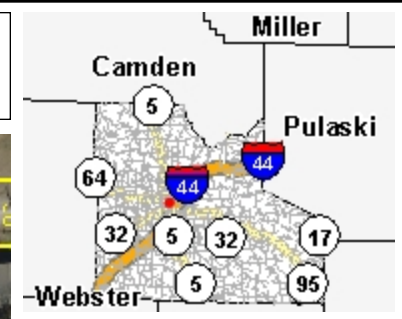
Submitted By: _____

Title: _____

Department: _____

Date: _____

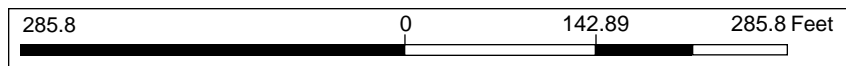
Laclede County, MO



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

BAM Estates, LLC
4965 W Tilden St
Springfield, MO 65802
(417) 380-9134
bamestates@gmail.com

October 15, 2025

Planning and Zoning Commission
401 S Jefferson Ave
Lebanon, MO 65536

**Subject: Letter of Intent for Request for Conditional Use of Nonconforming Lot – 333
Lincoln Ave & 595 Chestnut St on Lot 18, Block 7, Lewis Addition**

Dear Planning and Zoning Commission,

I am writing to formally submit this letter of intent for the proposal of a Conditional Use Permit (CUP) for the dwellings 333 Lincoln Ave and 595 Chestnut St, legally described under Lot 18, Block 7, Lewis Addition as multiple single-family dwellings on a single lot. The four single-family dwellings on indicated lot are currently zoned under RS-2 and were up to code according to the Lebanon 1984 code updates, therefore grandfathered as nonconforming conditional use under subsequent code updates. However, according to the Code Administration's office, 595 Chestnut lost its nonconforming conditional use in 2018, and 333 Lincoln lost its nonconforming conditional use in 2021 as outlined in § 48-156. This predates our current ownership in 2022.

Since the purchase of indicated lot, our company has spent much invested time and resources making updates to all four dwellings with every intent in providing modern, renovated long-term rental homes for the community, but were unaware of the loss of nonconforming conditional use of these two dwellings. Regrettably, due to lack of resources and personal illnesses, our company can no longer complete our renovations as planned and need to sell in order to make up for the loss on our investments which have significantly impacted our families and our livelihoods.

We kindly request that the Commission reinstate conditional use for the two dwellings to allow prospective owners to be able to complete these renovations and be able to obtain occupancy permits for the two dwellings. We have provided relevant information, outlined below, to support our proposed request for your convenience.

1. Project Purpose

The purpose of this application is to request a CUP to reinstate 333 Lincoln and 595 Chestnut's nonconforming conditional use within a RS-2 district as outlined under § 48-154.

2. Property and Proposed Use

The proposed intent is to reinstate the grandfather status of nonconforming conditional use to 333 Lincoln and 595 Chestnut to allow prospective owners to complete necessary renovations to the dwellings under a conditional use permit and subsequently obtain occupancy permits. This proposal aligns with the city's comprehensive plan under strategy 3.3.2 by retaining and rehabbing existing single-family dwellings for attainable housing supply.

3. Compliance with Zoning Standards

Though the property does not comply with current zoning standards, these structures have been previously grandfathered under nonconforming conditional use § 48-154. We have put forth extensive research and planning for potential variances possibilities and potential plat rezoning to meet code standards however, potential variance possibilities will still infringe additional code standards outlined in Chapter 48. In addition, the necessary reconfigurations of the homes for plat rezoning creates unnecessary hardship unique to the property and its lot size. The limited regulations impose unnecessary hardships eliminating reasonable use of the two nonconforming homes.

4. Impact on the Surrounding Area

These homes have been a part of the Lewis Addition neighborhood for many years and are consistent with the character of the neighborhood. Notably, the renovations have added value to the character of the neighborhood. The proposed use aligns with the City of Lebanon's values and future vision outlined in the city's comprehensive plan. The city's housing option scored the second highest request for improvement from its constituents. Housing opportunity is desperately desired by the community, and the majority of Lebanon's population desires to live in single-family homes. We believe this proposed use will serve the city and its community with the addition of two single-family housing options to the city's housing stock. We have carefully considered the potential impacts of our proposed use. We do not anticipate any adverse effects on the community. However, we have planned the following measures to minimize any potential impacts:

Mitigation of Adverse Effects:

Traffic and Parking: Parking to be designated in off-street parking spaces, additional street parking is available for guest parking, and the home occupation will have limited traffic during peak hours.

Noise and Disturbances: Any renovations will not produce any noticeable noise or disturbances, nor will they be conducted during non-peak hours.

Constructional screening: If such constructions are required, proposed use allows for necessary permits and noise screening to be obtained to reduce impact on neighborhood.

Potential Harm to Neighboring Property: Proposed use is consistent with the character of the neighborhood and does not involve any new construction that would obstruct a neighbor's view nor impact the quality of environment to neighborhood.

Benefits to the Community: Proposed use is of public necessity to the city and its constituents. It will benefit the community by providing additional housing options while maintaining the character of the neighborhood. Proposed use addresses the city's housing issues as well as its building vacancy issues as mentioned in the city's comprehensive plan. Proposed use provides housing options for the working-class population, eliminates potential destruction of property due to abandonment, and reduces the likelihood of occupancy by the homeless population.

6. Supporting Documentation

This letter of intent accompanies our formal application for a Conditional Use request, previous paid invoices supporting our good standing intent of the property, and other pertinent documents supporting this request.

We are committed to working with the Code Administration's office and the Planning and Zoning Commission to meet all conditions and requirements for approval of request. We look forward to the opportunity to present our proposal at the public hearing.

Thank you for your time and consideration.

Sincerely,



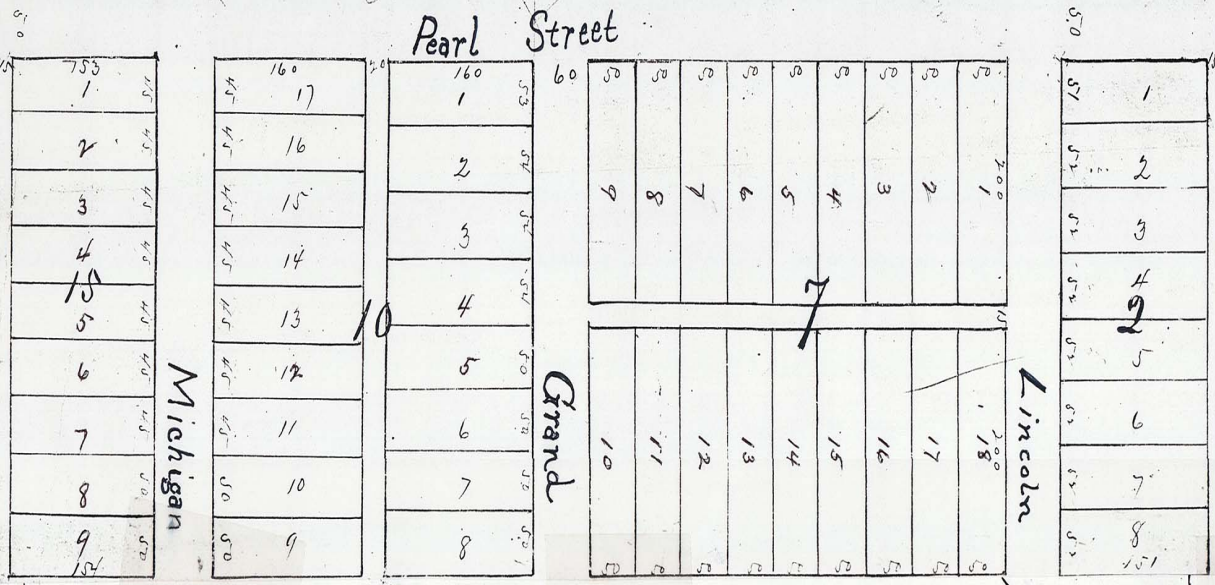
Nick Moseley (member of BAM Estates, LLC)

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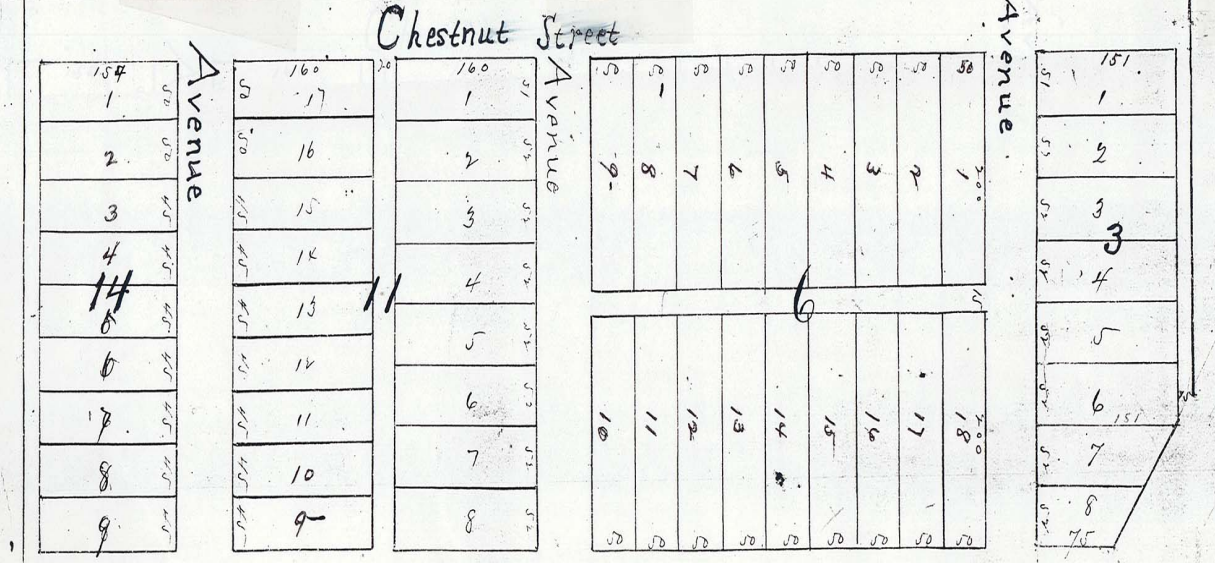
Lewis Addn.

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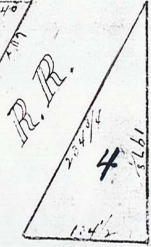
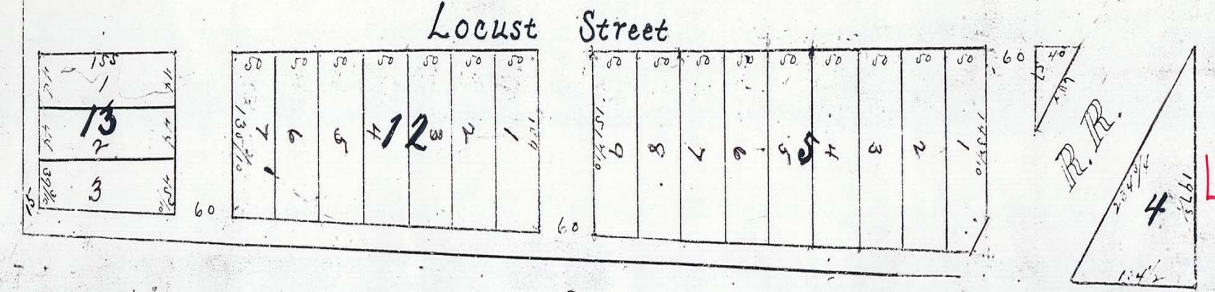


Lewis Addition

Plot



5



LEWIS ADDN

S



To: Board of Adjustment

Proposed for Meeting Date of:

Staff Informational Sheet

Topic: _____

CIP Number: _____

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Funding Source: _____

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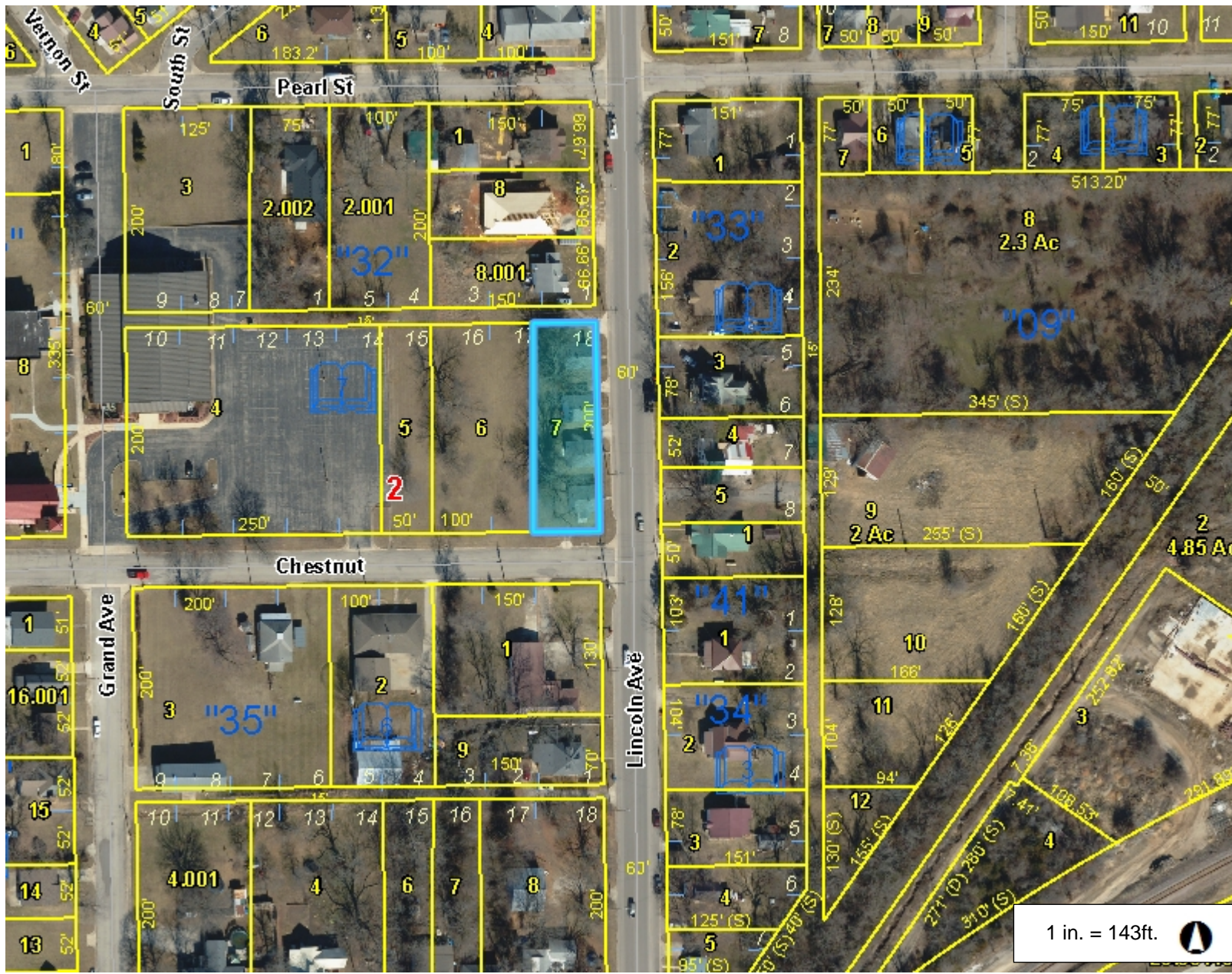
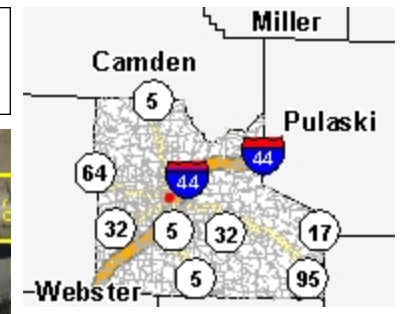
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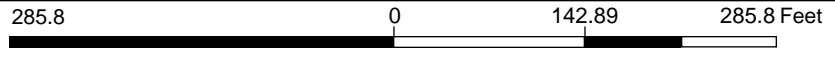
Laclede County, MO



Legend

- Road
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1 in. = 143ft.



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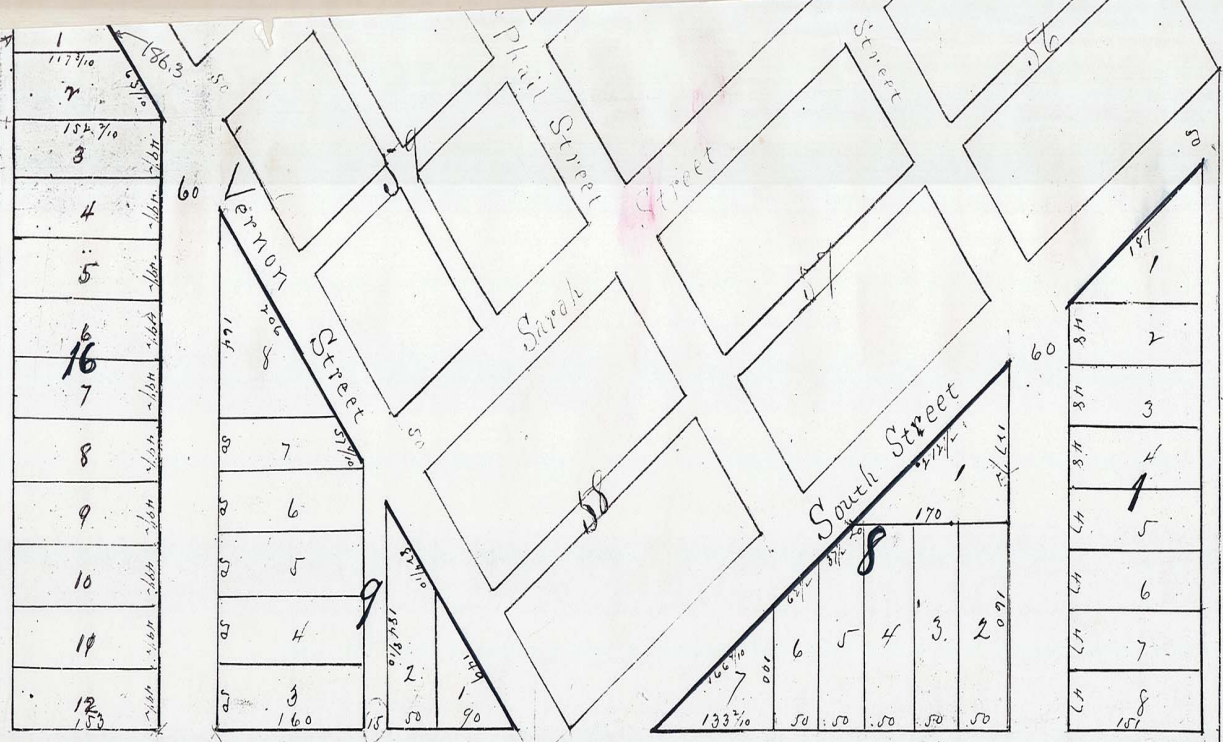
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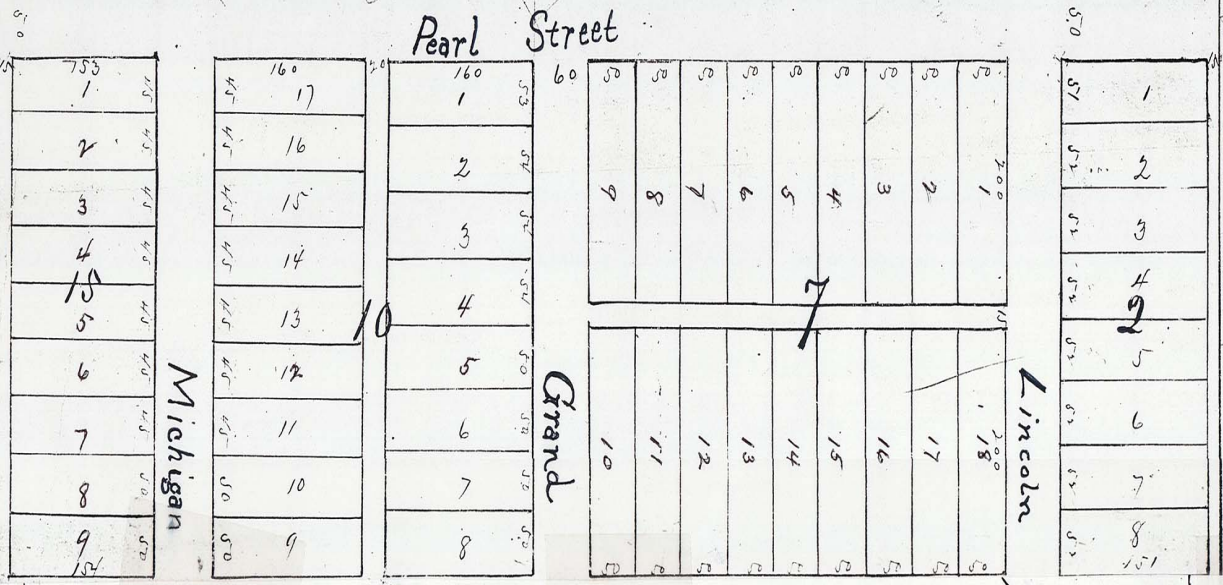
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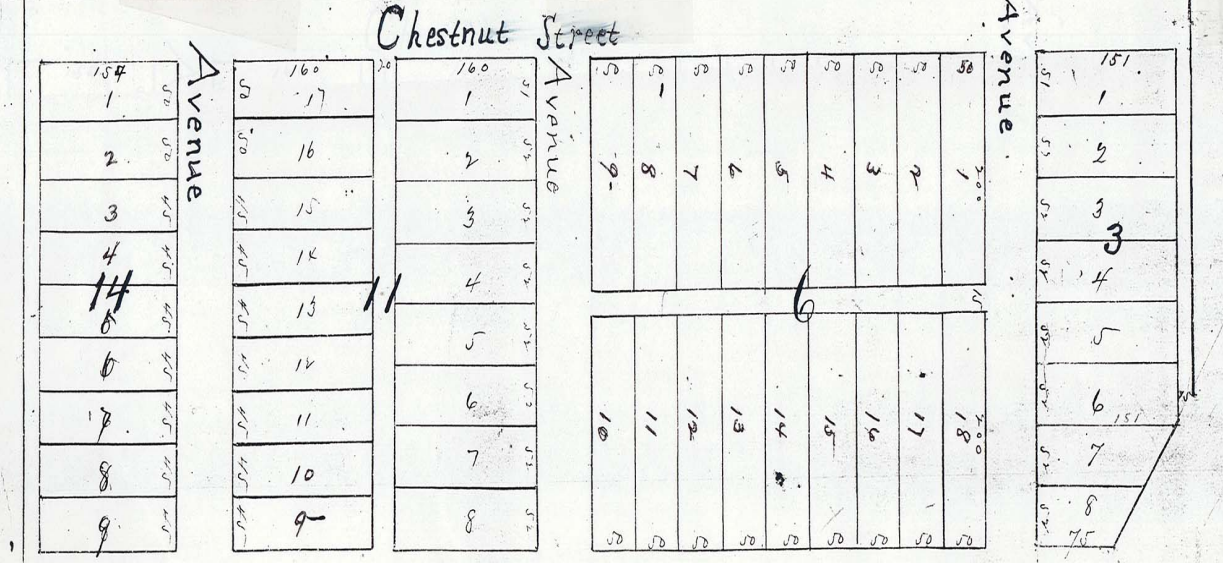
Lewis Addn.

W



Lewis Addition

Plat



LEWIS ADDN

S