

Board of Zoning Adjustment Agenda

Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri

Monday, April 21, 2025 - 6 P.M.

1. CALL TO ORDER

2. ROLL CALL

Chairman Mike Bloss

Vice Chairwoman Shannon Walker

Board Member Deb Dillman

Board Member Cyndy Muench

Board Member Israel Medlin

3. APPROVAL OF SESSION MINUTES

3.I. Approval Of Minutes From Meeting Held January 6, 2025

Documents:

[COVER SHEET AGENDA ITEM MINUTES FROM MEETING HELD JANUARY 6, 2025.PDF](#)
[DRAFT 1.6.25.PDF](#)

4. NEW BUSINESS

4.I. Public Hearing - Setback Variance Request

Documents:

[COVER SHEET AGENDA ITEM HEMAN SETBACK VARIANCE 4.21.25.PDF](#)
[ATTACHMENT LIST.PDF](#)
[APPLICATION AND RECEIPT.PDF](#)
[PROPERTY REPORT CARD.PDF](#)
[DEED FROM COUNTY.PDF](#)
[ORIGINAL PLAT.PDF](#)
[PUBLIC HEARING LETTER TO 185.PDF](#)
[NEWSPAPER NOTICE.PDF](#)
[PROPOSED PLANS.PDF](#)

4.II. Public Hearing - Setback Variance Request

Documents:

[COVER SHEET AGENDA ITEM HEMAN SETBACK VARIANCE 4.21.25.PDF](#)
[ATTACHMENT LIST.PDF](#)

APPLICATION AND RECEIPT.PDF
PROPERTY REPORT CARD.PDF
DEED FROM COUNTY.PDF
ORIGINAL PLAT.PDF
PUBLIC HEARING LETTER TO 185.PDF
NEWSPAPER NOTICE.PDF
PROPOSED PLANS.PDF

5. ADJOURNMENT

APPROVED:

Mike Bloss, Chairman

ATTEST:

Crystal Gregory, Administrative Assistant

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Board of Zoning Adjustment
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Board of Zoning Adjustment Minutes
Aurora City Hall
City Council Chambers
2 W Pleasant Street
Aurora, Missouri
Monday, January 6, 2025 - 6 PM

1/6/2025 - Minutes

1. CALL TO ORDER

6:00 PM

2. ROLL CALL

Chairman Mike Bloss - Present

Vice Chairwoman Shannon Walker - Present

Board Member Deb Dillman - Present

Board Member Cyndy Muench - Present

Board Member - Vacancy

Quorum Satisfied

3. APPROVAL OF SESSION MINUTES

3.1. Approval Of Minutes From Meeting Held November 25, 2024

Board Member Dillman motioned to approve the minutes from the meeting held on November 25, 2024. Motion seconded by Board Member Muench. Motion passed with all members voting aye.

4. NEW BUSINESS

4.1. Public Hearing - City Code Variance

Vice Chairwoman Walker made a motion to open the public hearing, time noted 6:01 pm. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

Director Howlett addressed the Board regarding the appeal brought before them. The appeal today is from Ricky Guthrie, applicant, and owner of 1003 Oak Ridge Drive. The request started as a conversation with the fire chief, Gregory Hurd. Applicant asked about installing a propane tank to fuel a generator at his home. Chief Hurd reached out to Director Howlett inquiring about any code that may prohibit this. City Code 520.050 addresses storage of flammable combustible liquids in an above ground tank and does prohibit this in a residential zone. 1003 Oak Ridge Drive is zoned R-1, single family residential. Therefore, Director Howlett had to deny the request for the propane tank, which in turn resulted in the appeal before the Board. Director Howlett advised the applicant to consider natural gas. The applicant stated that natural gas is not an option for them as there is no line in their neighborhood supplying natural gas. City Staff reached out to Spire Gas and did indeed confirm that there is no natural gas option for that particular address. Since propane tanks are not allowed within the city limits, the City Code doesn't address any guidelines on sizing or location since it is prohibited. Director Howlett researched the IFC, International Fire Code, as well as IFPA, International Fire

Protection Association. The IFC and IFPA codes state that any propane tank must be a minimum of 10 feet from any structure and 25 feet from electrical lines. These codes govern any tank up to 500 gallons. Director Howlett determined that if allowed, any tank must meet those international codes on dimension and measurements and must meet all fire codes for safety.

Applicant and property owner Ricky Guthrie was present at the meeting and spoke to the Board. He confirmed he has no natural gas and he already attempted to gain natural gas in the last 19 years that he has owned the home. Mr. Guthrie has endured several ice storms and had to relocate during those times. He would like a generator to prevent these hardships if he happens to lose power in the future. The tank will be placed on a concrete slab. There will be a minimum of 10 feet between the generator and the propane tank. It will be a 320 gallon tank and will hold 260 gallons of propane. The propane will only be used as a generator and only during emergencies for back up.

Fire Chief Gregory Hurd went to the topic property prior to the meeting. Chief Hurd found the area for the tank is spacious with no power lines nearby. He would like to see inspection and maintenance records sent to the fire department annually pertaining to the propane tank. Chief Hurd would like to add a stipulation that if natural gas becomes available in the future that the property owners would convert the generator to natural gas.

Board Member Dillman grew up with propane and was not aware of any concerns. Chief Hurd stated that any concern would only arise if there was a leak. In the event of a fire, propane tanks are fairly safe. Chief Hurd will place the property at 1003 Oak Ridge Drive into the CAD system so dispatch will be alerted to propane on the premises. Chief Hurd does not see any issues with the proposed tank with the safeguards he mentioned.

Chairman Bloss stated that this was a unique situation and he would decline the appeal request if natural gas was an option, however he does agree that Chief Hurd's stipulations will protect both the City and the property owner.

Public hearing notices were mailed to all property owners within 185 feet of 1003 Oak Ridge Drive. One voice of opposition was received from Tom DeMoss of West Springfield Street in Aurora. No other opposition received by City staff.

City Attorney Nate Dally stated the variance requirements and feel that the request meets and exceeds all requirements. The request arises from a unique condition of the property, having no access to natural gas. The condition was not created by the property owner. Strictness by the Board would result in undue hardship as the property owner would not have power during an outage, possibly causing them to relocate. Granting the request will not have adverse reactions on the neighborhood in most cases. The request will not adversely affect public safety and granting the request will give substantial justice. Attorney Dally reiterated that the Board can add stipulations to meet any other requirements they may have. Director Howlett advised the Board to please state any stipulations requested in their final decision.

Fire Chief Hurd's recommended stipulations are as follows:

1. inspection/testing records submitted to the fire department annually.
2. Maintenance records submitted to the fire department annually.
3. If natural gas becomes available, the property owners must convert from propane to natural gas.

This request and decision will only apply to Ricky Guthrie of 1003 Oak Ridge Drive.

Vice Chairwoman Walker inquired of when they would be doing this project if it is approved. Aaron Stich of All Electric out of Springfield is the hired contractor and present at the meeting. He stated they would begin at the end of January 2025.

Chairman Bloss made a motion to close the public hearing, time noted 6:29 pm. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

Board Member Muench made a motion to approve the variance for installation of a propane tank to fuel a generator at 1003 Oak Ridge Drive with the following stipulations:

1. Annual maintenance/testing records to be sent to the fire department annually.

2. If natural gas becomes available in the future, then the property owners will convert to natural gas, thus eliminating the propane tank.
3. The propane tank will be 10 feet minimum away from all buildings/structures.
4. The propane tank will be 25 feet from all electrical lines.
5. The propane tank is not to exceed 330 gallons in size.

Motion seconded by Board Member Dillman. Motion passed with all members voting the following:

Bloss - AYE

Walker - AYE

Dillman - AYE

Muench - AYE

5. ADJOURNMENT

Vice Chairman Walker made a motion to adjourn, time noted 6:33 pm. Motion seconded by Board Member Muench. Motion passed with all members voting aye.

APPROVED:

Mike Bloss, Chairman

ATTEST:

Crystal Gregory, Administrative Assistant

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Board of Zoning Adjustment
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Application and Receipt
2. Property Report Card(s)
3. Deed(s)
4. Plat(s)
5. Public Hearing Letter
6. Public Hearing Notice
7. Proposed Plans



APPEAL FORM

City of Aurora, MO
Board of Zoning Adjustment
2 W Pleasant Street
Aurora, MO 65605

Address Involving Appeal: 903 S. Hudson Fee \$ 100

Submittal Information and Procedures:

The applicant will submit to the Community Development Department staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the city's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions from the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

General

Appeals to the Board may be taken by any person aggrieved, by any neighborhood organization as defined in § 32.105, RSMo., representing such person, or by any officer, department, board or bureau of the City affected by any decision of the Planning and Zoning Commission or Administrative Officer. Such appeal shall be taken within a reasonable time as provided by the rules of the Board by filing with the Planning and Zoning Commission or Administrative Officer from whom the appeal is taken, and with the Board a notice of the appeal specifying the grounds thereof. The Planning and Zoning Commission or Administrative Officer thereof, from whom the appeal was taken, shall forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken. Service of such notices, papers, and records shall be constituted by depositing the same with the City Clerk.

An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him/her, that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

The Board may reverse, affirm or modify any decision made by an Administrative Officer of the City.



Section A: Applicant Information

Name: Heman Houses LLC

Mailing Address: 2733 E. Battlefield Rd #259
Springfield, MO 65804

Phone Number: 417-812-5672

Email: Brett@HemanHouses.com

Property Owner Information (if different from the applicant):

Name(s): _____

Address: _____

Phone Number: _____

Email: _____

Section B: Property Information

Address of site: 903 S. Hudson Ave

Property Identification Number: 204018002013001000

Lot/Block/Section: Lot 1 and 1/2 of 2, block 7, South park addition

Zoning District: R-2

Required setbacks: Front: 25 Side: 10 Rear: 30% of lot depth

Total Site Area: 182.5 x 62.5 = 11,406.25 sqft



Flood Zone: No

Section C: Hearing Type (Please Check One)

- Variance
- Appeal

Reason for appeal or variance request:

Front yard to 15' set back

(will be readdressed to face Springfield St.)

Section D: Certification

In filing this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.

[Signature]
Signature of Applicant(s)

1-9-25
Date

I have received, read, and fully understand Section 400.480 Appeals, of the City of Aurora Municipal Code of Ordinances as it pertains to my application. I have also read and understood the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the City of Aurora Community Development Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross-examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present. I further understand that I have the right to have an agent or legal counsel present to represent me.

[Signature]
Signature of Applicant(s)

1-9-25
Date

Signature of Applicant (if jointly applying)



Appointment of Authorized Agent

I, Herman Houses, LLC, the owner of the property subject to the Application to the City of Aurora Board of Adjustment, do hereby appoint, as my authorized agent regarding this application, to provide testimony and evidence and respond to testimony and evidence on my behalf and to represent me regarding this application. If chosen to have a third party representation at the evidentiary hearing, representation must be a registered attorney.

[Handwritten Signature]
Property Owner Signature

1-9-25
Date

Authorized Agent Signature

Date

Rec'd
1-9-25
w

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

MO 65605

Description	Amount
BRETT HEMAN BDA BBDA 903 S HUBSON VARIANCE	100.00
CC Received	100.00
Change	.00

PLH 1/09/25 12:59 Rcpt# 41287

Lawrence County, MO

Property Report Card

Parcel Number: 204018002013001000

Owner Name: HEMAN HOUSES LLC

Situs Address: 903 S HUDSON

Mail To Address: 2733 E BATTLEFIELD RD #259

Mail To Address 2:

Mail To City State Zip: SPRINGFIELD MO 65804

Database Acres: 0

Book/Page: 0460-4437

Section: 18

Township: 26

Range: 25

Date Acquired: 2024-10-04

Land Assessed: 1480

Total Assessed Including Land: 4630

Legal Description: HUDSON AVE.,S.,903; LT 1 & N1/2 OF LT 2 BLK 7 SOUTH PARK ADDN - AURORA

Printed 3.21.25
-CG



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Recording Date/Time: 10/04/2024 at 10:54:01 AM

Book: 460 Page: 4437

Instr #: 2024004452

Pages: 2
Fee: \$27.00 S



Denise Massie
Recorder of Deeds

Electronically Recorded

Warranty Deed by LLC

KNOW ALL MEN BY THESE PRESENTS:

This the 4th day of October 2024, That **BDW, LLC**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **Heman Houses, LLC**, as **Grantee**, mailing address of said first named Grantee is:

2733 E. Battlefield Rd #259 Springfield MO 65804

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the members of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Lawrence and State of Missouri to wit:

ALL OF LOT ONE (1), AND THE NORTH HALF (N 1/2) OF LOT TWO (2), BLOCK SEVEN (7), SOUTH PARK ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALL OF THE SOUTH ONE-HALF (S 1/2) OF LOT TWO (2) AND ALL OF LOT THREE (3), IN BLOCK SEVEN (7), SOUTH PARK ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto their heirs and assigns forever. The said Grantor hereby covenanting that it has authority to sign this Deed on behalf of the LLC and therefore bind the Company under Article II Section 2a of the Operating Agreement, that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, BDW, LLC, the said party of the first part, has caused these presents to be signed by the Member, this the 4th day of October 2024.



**Benjamin K. Wasson, Member,
BDW, LLC**

STATE OF MISSOURI }
 } ss.
COUNTY OF Lawrence }

On this 4th day of October 2024

Before me appeared Benjamin K. Wasson, to me known to be the person described in and who executed the foregoing instrument in his capacity as Member of BDW, LLC and acknowledged that he executed the same as his free act and deed of said Limited Liability Company.

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



Notary Public: Rebecca Pritchert

REBECCA PRITCHERT
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 26, 2025
Commission #13486462

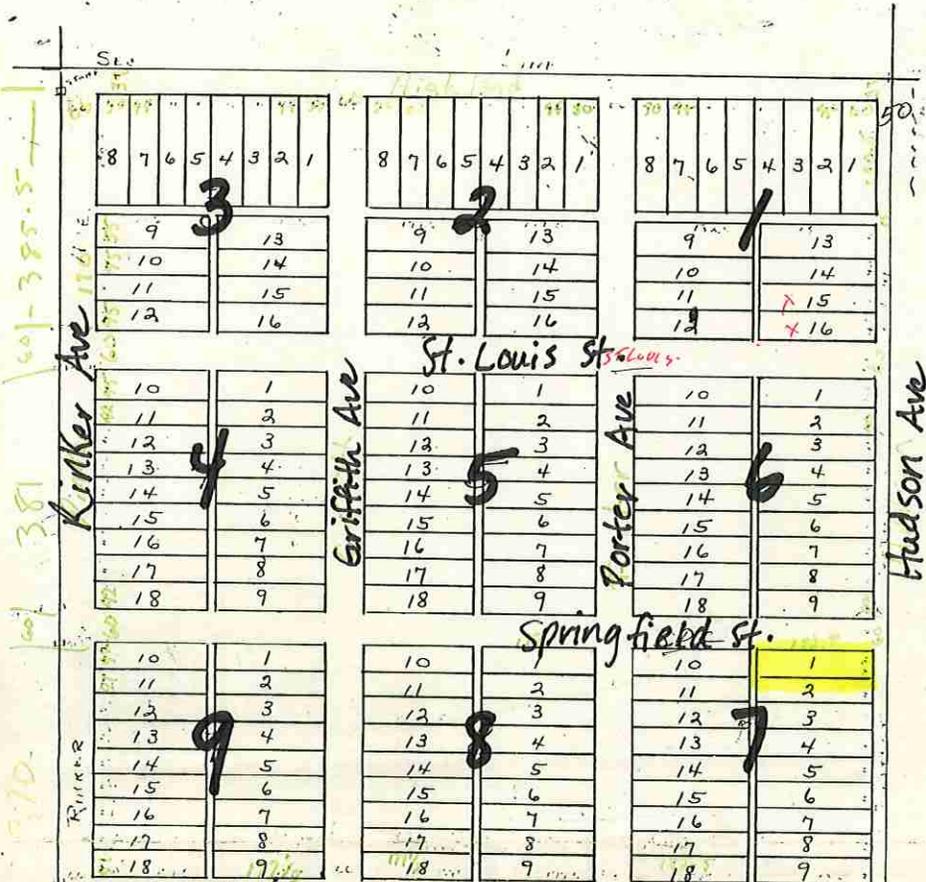
ADDITION

TO

AURORA - - - - - MO.

Scale 1-inch=200'

W.G.P. 381



1800.5
15
385.5

326
42
381

41
24
328
42
370

I hereby certify the above plat to be in accordance with the laws of the STATE of MISSOURI
Springfield Mo
Mch 6th 1890
C.E.PHILLIPS - C.E.

The Plat of South Park Addition to the City of Aurora County of Lawrence and State of Missouri comprises all of the North half of lot one (1) in Northwest Quarter of Section eighteen Township 26 North Range 25 of the 5th P.M. the width of the Streets and Alleys and the width and length of lots are marked in feet on said plat herewith filed. Said land has been subdivided as therein laid down, and the streets and alleys as therein laid down are hereby relinquished to the public.

Witness our hands and seals this 1st day of March, A.D.1890

W.G.Porter Jr. (SEAL)

State of Missouri) s.s.
County of Greene)

On this 1st day of March 1890 before me personally appeared W.G.Porter Jr. to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same of his own free will and declared himself to be single. In testimony of which I affixed my hand and official Seal at my office in Springfield, Mo

My Com expires Dec 23 93 Lucien W. Hubbell
(L.S.) Notary Public

I hereby certify that South Park Addition was admitted as a part of the City of Aurora Mo at a regular meeting of the Board of Alderman held Sept 1st 1890

Witness my hand and the seal of the City of Aurora Mo
this 1st day of Sept A.D. 1890

(SEAL) H.R.Hamilton
City Clerk

Filed for Record Sept 25th 1890 at 1 o'clock and 10 min P.M.

William Fairburn
Recorder.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: March 24, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Board of Zoning Adjustment to consider a request from Brett Heman involving 903 S Hudson Avenue, more particularly described herein as follows;

HUDSON AVE.,S.,903; LT 1 & N1/2 OF LT 2 BLK 7 SOUTH PARK ADDN – AURORA

Petitioner: Brett Heman

Request made by applicant for a variance to the building front yard setbacks.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Board of Zoning Adjustment at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Monday, April 21, 2025, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties of interest that the Aurora Board of Zoning Adjustment will conduct a PUBLIC HEARING at 6:00 p.m., Monday, April 21, 2025, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from **Brett Heman** to discuss a variance involving 903 S Hudson Avenue, also known as:

HUDSON AVE.,S.,903; LT 1 & N1/2 OF LT 2 BLK 7 SOUTH PARK ADDN - AURORA

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Board of Zoning Adjustment
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Application and Receipt
2. Property Report Card(s)
3. Deed(s)
4. Plat(s)
5. Public Hearing Letter
6. Public Hearing Notice
7. Proposed Plans



APPEAL FORM

City of Aurora, MO
Board of Zoning Adjustment
2 W Pleasant Street
Aurora, MO 65605

Address Involving Appeal: 909 S. Hudson Fee \$ 100

Submittal Information and Procedures:

The applicant will submit to the Community Development Department staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the city's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions from the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

General

Appeals to the Board may be taken by any person aggrieved, by any neighborhood organization as defined in § 32.105, RSMo., representing such person, or by any officer, department, board or bureau of the City affected by any decision of the Planning and Zoning Commission or Administrative Officer. Such appeal shall be taken within a reasonable time as provided by the rules of the Board by filing with the Planning and Zoning Commission or Administrative Officer from whom the appeal is taken, and with the Board a notice of the appeal specifying the grounds thereof. The Planning and Zoning Commission or Administrative Officer thereof, from whom the appeal was taken, shall forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken. Service of such notices, papers, and records shall be constituted by depositing the same with the City Clerk.

An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him/her, that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

The Board may reverse, affirm or modify any decision made by an Administrative Officer of the City.



Section A: Applicant Information

Name: Heman Houses, LLC

Mailing Address: 2733 E. Battlefield Rd #259
Springfield, MO 65804

Phone Number: 417-812-5672

Email: Brett@HemanHouses.com

Property Owner Information (if different from the applicant):

Name(s): Brett Heman

Address: 2733 E. Battlefield Rd #259
Springfield, MO 65804

Phone Number: 417-812-5672

Email: Brett@HemanHouses.com

Section B: Property Information

Address of site: 909 S. Hudson Aurora, MO 65605

Property Identification Number: ~~1825~~ South 1/2 of Lot 2 and all of Lot 3 of Block 7, south park addition

Lot/Block/Section: _____

Zoning District: R-2

Required setbacks: Front: 25 Side: 10 Rear: 30' @ 30% of or depth

Total Site Area: 182.5 x 61.5 = 11,223.75



Flood Zone: No

Section C: Hearing Type (Please Check One)

- Variance
- Appeal

Reason for appeal or variance request:

Front yard to 15'
Rear yard to 18'
Structures to face north and south
rather than East to West.

Section D: Certification

In filing this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.

[Signature]
Signature of Applicant(s)

12-17-2024
Date

I have received, read, and fully understand Section 400.480 Appeals, of the City of Aurora Municipal Code of Ordinances as it pertains to my application. I have also read and understood the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the City of Aurora Community Development Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross-examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present. I further understand that I have the right to have an agent or legal counsel present to represent me.

[Signature]
Signature of Applicant(s)

12-17-24
Date

Signature of Applicant (if jointly applying)



Appointment of Authorized Agent

I, Brett Heman, the owner of the property subject to the Application to the City of Aurora Board of Adjustment, do hereby appoint, as my authorized agent regarding this application, to provide testimony and evidence and respond to testimony and evidence on my behalf and to represent me regarding this application. If chosen to have a third party representation at the evidentiary hearing, representation must be a registered attorney.

Brett Heman
Property Owner Signature

12-17-24
Date

Authorized Agent Signature

Date

Rec'd
12/17/24
CB

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

MO 65605

Description	Amount
BRETT HEMAN BOA BBDA 909 S HUDSON VARIANCE MEETING	100.00
CC Received Change	100.00 .00

PLH 12/17/24 12:47 Rcpt# 40983

Lawrence County, MO

Property Report Card

Parcel Number: 204018002013011000

Owner Name: HEMAN HOUSES LLC

Situs Address: 909 S HUDSON

Mail To Address: 2733 E BATTLEFIELD RD #259

Mail To Address 2:

Mail To City State Zip: SPRINGFIELD MO 65804

Database Acres: 0

Book/Page: 0460-4437

Section: 18

Township: 26

Range: 25

Date Acquired: 2024-10-04

Land Assessed: 1440

Total Assessed Including Land: 2180

Legal Description: HUDSON AVE.,S.,909; S1/2 OF LT 2 & ALL OF LT 3 BLK 7 SOUTH PARK ADDN - AURORA

Printed 3.21.25
-CG



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

Recording Date/Time: 10/04/2024 at 10:54:01 AM

Book: 460 Page: 4437

Instr #: 2024004452

Pages: 2
Fee: \$27.00 S



Denise Massie
Recorder of Deeds

Electronically Recorded

Warranty Deed by LLC

KNOW ALL MEN BY THESE PRESENTS:

This the 4th day of October 2024, That **BDW, LLC**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **Heman Houses, LLC**, as **Grantee**, mailing address of said first named Grantee is:

2733 E. Battlefield Rd #259 Springfield MO 65804

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the members of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Lawrence and State of Missouri to wit:

ALL OF LOT ONE (1), AND THE NORTH HALF (N 1/2) OF LOT TWO (2), BLOCK SEVEN (7), SOUTH PARK ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALL OF THE SOUTH ONE-HALF (S 1/2) OF LOT TWO (2) AND ALL OF LOT THREE (3), IN BLOCK SEVEN (7), SOUTH PARK ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto their heirs and assigns forever. The said Grantor hereby covenanting that it has authority to sign this Deed on behalf of the LLC and therefore bind the Company under Article II Section 2a of the Operating Agreement, that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, BDW, LLC, the said party of the first part, has caused these presents to be signed by the Member, this the 4th day of October 2024.



**Benjamin K. Wasson, Member,
BDW, LLC**

STATE OF MISSOURI }
 } ss.
COUNTY OF Lawrence }

On this 4th day of October 2024

Before me appeared Benjamin K. Wasson, to me known to be the person described in and who executed the foregoing instrument in his capacity as Member of BDW, LLC and acknowledged that he executed the same as his free act and deed of said Limited Liability Company.

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



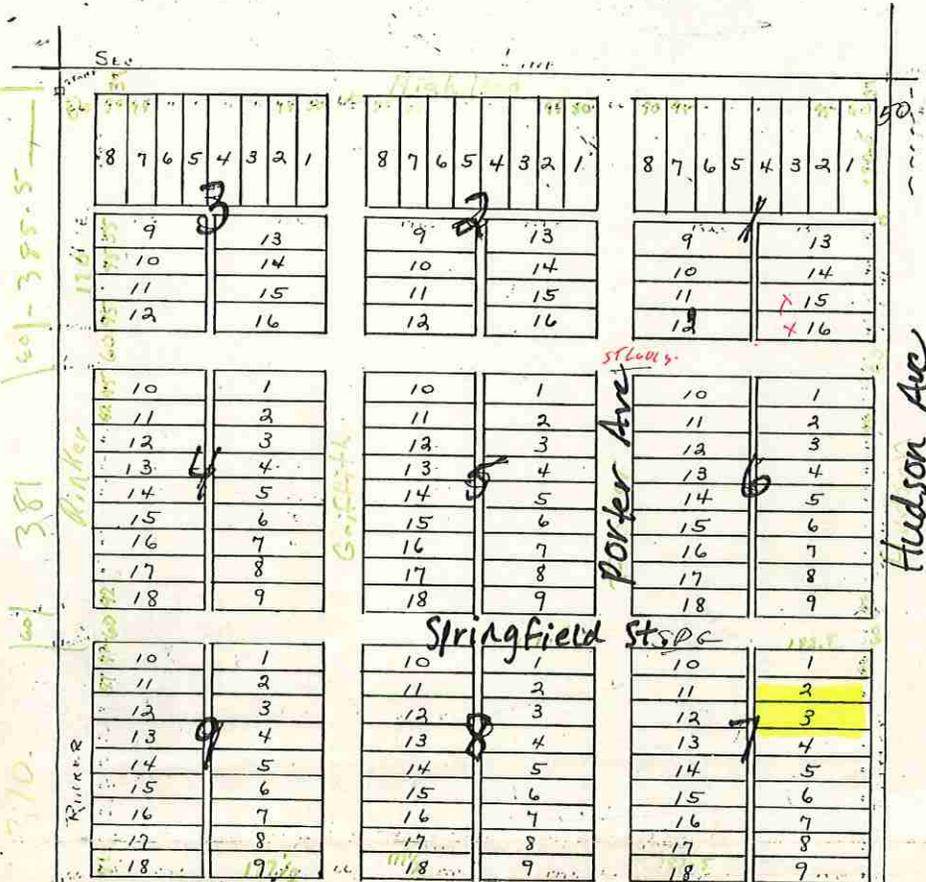
Notary Public: Rebecca Pritchert

REBECCA PRITCHERT
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 26, 2025
Commission #13486462

ADDITION

AURORA - - - - - MO.

Scale 1-inch=200'



I hereby certify the above plat to be in accordance with the laws of the STATE of MISSOURI Springfield Mo Mch 6th 1890

C.E. PHILLIPS - C.E.

The Plat of South Park Addition to the City of Aurora County of Lawrence and State of Missouri comprises all of the North half of lot one (1) in Northwest Quarter of Section eighteen Township 26 North Range 25 of the 5th P.M. the width of the Streets and Alleys and the width and length of lots are marked in feet on said plat herewith filed. Said land has been subdivided as therein laid down, and the streets and alleys as therein laid down are hereby relinquished to the public.

Witness our hands and seals this 1st day of March, A.D. 1890

W.G. Porter Jr. (SEAL)

State of Missouri) s.s.
County of Greene)

On this 1st day of March 1890 before me personally appeared W.G. Porter Jr. to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same of his own free will and declared himself to be single. In testimony of which I affixed my hand and official Seal at my office in Springfield, Mo

My Com expires Dec 23 93

Lucien W. Hubbell
Notary Public

I hereby certify that South Park Addition was admitted as a part of the City of Aurora Mo at a regular meeting of the Board of Alderman held Sept 1st 1890

Witness my hand and the seal of the City of Aurora Mo. this 1st day of Sept A.D. 1890

H.R. Hamilton
City Clerk

Filed for Record Sept 25th 1890 at 1 o'clock and 10 min P.M.

William Fairburn
Recorder.

1890.5
12
385.5

356
347
387

41
24
328
42
370

601-385.5

601-387

next seal

Hudson Ave

Porter Ave

Springfield St

Deal St.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: March 24, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Board of Zoning Adjustment to consider a request from Brett Heman involving 909 S Hudson Avenue, more particularly described herein as follows;

HUDSON AVE.,S.,909; S1/2 OF LT 2 & ALL OF LT 3 BLK 7 SOUTH PARK ADDN – AURORA

Petitioner: Brett Heman

Request made by applicant for a variance to the building front and rear yard setbacks.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Board of Zoning Adjustment at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Monday, April 21, 2025, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties of interest that the Aurora Board of Zoning Adjustment will conduct a PUBLIC HEARING at 6:00 p.m., Monday, April 21, 2025, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from **Brett Heman** to discuss a variance involving 909 S Hudson Avenue, also known as:

HUDSON AVE.,S.,909; S1/2 OF LT 2 & ALL OF LT 3 BLK 7 SOUTH PARK ADDN -
AURORA

