



CITY OF JACKSON
ZONING BOARD OF ADJUSTMENT MEETING AGENDA

Thursday, February 27, 2025 at 5:30 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Jason Liley
Kenneth White
Wade Bartels
Brent Wills

Kevin Schaper, Chairman

Larry Miller, Staff Liaison

Alternate Members

Lynette Moore
Vacant Position
Vacant Position

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the November 21, 2024 minutes.

PUBLIC HEARINGS AND ACTION ITEMS

2. Request for a variance from the restriction prohibiting storage sheds in side yards for constructing an 8' x 10' storage shed in the side yard at 1148 Trail Ridge Drive submitted by Jack and Lisa Young.

ADMINISTRATIVE CASES

OTHER ITEMS

ADJOURNMENT

This agenda was posted at City Hall on February 21, 2025 at 12:00 PM.

JOURNAL OF THE BOARD OF ADJUSTMENT
CITY OF JACKSON
NOVEMBER 21, 2024, 5:30 PM
JACKSON CITY HALL

Chairman Kevin Schaper called the meeting to order, explained the board's procedure, and called roll.

Jason Liley, Kevin Schaper, Ken White, and Wade Bartels were members present. Brent Wills was an Absent member. City staff member Larry Miller, Building and Planning Manager, was Present. Travis Sikes was the citizen present.

ROLL CALL

APPROVAL OF MINUTES

Approval of the minutes from the)
October 24, 2024, regular meeting)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Ken White, seconded by Commissioner Jason Liley.

VARIANCE HEARINGS & NEW ACTION ITEMS

Request for a variance to reduce the)
required 30-foot setback on a double)
frontage lot by 30 feet, allowing an)
accessory structure (fence) to be placed)
directly adjacent to the rear street)
right-of-way at 533 Morgan Street, as)
submitted by Travis and Trisha Sikes.)

Mr. Miller reported the dates of application and notifications for this hearing and briefly described the variance Mr. Travis Sikes requested.

Chairman Schaper asked the variance applicant to come forward and be sworn in.

Travis Sikes from 533 Morgan came forward and explained the reason for the variance request. He said he already constructed the wooden privacy fence, and with his yard having two front yards, he had to stay off the property line 30 feet in the backyard. He and his wife decided they needed more room because having two dogs and wanting to install a pool and deck didn't give them enough room. He said he talked to the neighbors, and they wondered why he didn't do it already, and he explained to them the city wouldn't allow it without a variance.

Chairman Schaper asked if the gravel street behind his house was an alley or a street. Mr. Larry Miller said it is a street with a forty-foot right of way.

Chairman Schaper asked if the Board had any other questions; seeing none, he closed the hearing and asked for a motion.

Commissioner Ken White motioned to approve the request, which Commissioner Wade Bartels seconded.

A vote was called, and the variance was approved.

Vote: 4 aye, 0 nays, 0 abstentions, 1 absent

ADMINISTRATIVE ITEMS

None

OTHER ITEMS

None

ADJOURNMENT

Motion to adjourn)

Finding no further business, the meeting adjourned on a motion by Commissioner Jason Liley, seconded by Commissioner Wade Bartels, and unanimously approved.

Respectfully submitted,



Kevin Schaper
Chairman



Attested by:



Larry Miller
Building & Planning Inspector

Staff Report

ACTION ITEM: Request for a variance from the restriction prohibiting storage sheds in side yards for constructing an 8' x 10' or 10'x12' storage shed in the side yard at 1148 Trail Ridge Drive submitted by Jack and Lisa Young.

APPLICANT: Jack and Lisa Young

APPLICANT STATUS: Property Owners

PURPOSE: Provide a flat location for an 8'x10' or 10'x12' garden shed in the side yard.

SIZE: .379 acres

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

SURROUNDING ZONING: North, South, West, R-2 Single Family Residential; East R-1 Single Family Residential

HISTORY: N/A

TRANSPORTATION AND PARKING: All required parking and street frontage currently exist.

CODE SECTION REQUESTED TO BE VARIED: Zoning Code (Chapter 65)

Sec. 65-20. - Accessory building, use, and structure regulations.

- (8) *Portable or movable storage buildings or sheds, play houses, residential greenhouses, or plant shelters.* Portable or movable storage buildings or sheds, play houses, residential greenhouses, or plant shelters may be installed in a rear yard only and not nearer than five (5) feet to any side or rear lot line and shall be subject to all lot coverage requirements for the use and zoning district in which they are located.

2024 COMPREHENSIVE PLAN: Single Family-Residential

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0232E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: The backyard at 1148 Trail Ridge Dr, Jackson, MO, is sloped but includes a flat area with a French drain system.

COMMENTS: The owner requires the shed to be on level ground because his wife cannot walk on sloped surfaces.

ACTION REQUIRED: The Board shall approve or deny this request based on the criteria for granting variances.



VARIANCE REQUEST APPLICATION

City of Jackson, Missouri

APPLICATION DATE:

1-24-25

PROPERTY ADDRESS (Other description of location if not addressed):

1148 Trailridge

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s):

Jack Young, Lisa Young

Mailing Address:

1148 Trailridge

City, State ZIP:

Jackson, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

CONTACT PERSON HANDLING APPLICATION:

Contact Name:

Jack Young

Mailing Address:

1148 Trailridge

City, State ZIP

Jackson, MO 63755

Contact's Phone:

636 633 0673

Email Address (if used):

CURRENT ZONING: (check all that apply)

- ✓ ? - ☐ R-1 (Single-Family Residential) ☐ C-1 (Local Commercial)
- ✓ ? - ☒ R-2 (Single-Family Residential) ☐ C-2 (General Commercial)
- ☐ R-3 (One- And Two-Family Residential) ☐ C-3 (Central Business)
- ✓ ? - ☐ R-4 (General Residential) ☐ C-4 (Planned Commercial)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office) ☐ I-1 (Light Industrial)
- ☐ CO-1 (Enhanced Commercial Overlay) ☐ I-2 (Heavy Industrial)
- ☐ ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY:

Residential (single family)

Item 2.

PROPOSED USE OF PROPERTY:

Residential (single family)

LEGAL DESCRIPTION OF TRACT (attach a copy of the most current property deed):

enclosed

REASON FOR REQUEST: State the reason(s) why you believe the requested variance is necessary and compliance with the zoning code creates an undue hardship that denies all beneficial use of the property. Undue hardship must be related to condition of the property, not a condition of the owner or to a financial consideration. Attach additional page(s) as needed.

I'm requesting to be allowed to install a small (8'x10' or 10'x12') garden shed on the South end of my house. This is the flattest and least visible location. All other back yard locations make it a possible eyesore to my neighbors on the North who use their pool. They have a shed on the South end of their residence. My backyard is all hill & has a French drain system that I can't incur upon.

DRAWINGS: Attach a scaled plat of the tract(s) showing the entire lot, the location and size of all buildings / structures on the lot. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated as part of this application by the City. The 185' distance is exclusive of rights-of-way. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

PRIOR VARIANCE HISTORY:

Have there been any prior applications for Board of Adjustment action for this property? If so, please include the date of

previous application.

YES ☐

NO ☒

Date: _____

Prior Variance Approved?

YES ☐

NO ☐

Description of prior variance request: _____

SITE PLAN:

Item 2.

Attach a site plan of the property in question. The site plan does not need to be prepared by a surveyor, but must be adequate to clearly show the following information. This site plan must include the proposed construction, all existing structures on the property, all streets, alleys, easements, property lines, etc. Please include dimensions (measurements) of all structures and measurements from the structure in question to other structures and to all property lines. For a height variance, also include the proposed height from the lowest adjacent grade and highest adjacent grade. Show the location of all unusual physical features of the property that pertain to the problem. Measurements for the distance, setback, height, or size to be varied must be accurate. Construction cannot exceed the varied distance, size, or height approved by the Board of Adjustment.

PHOTOS:

Include photos of the property if they help explain the problem and/or reason for the need for a variance.

PERMISSION TO VISIT PROPERTY:

The owner hereby gives permission for members of the Board of Adjustment and/or city staff to enter within the boundaries of the real estate listed herein to examine the location(s) and property conditions involved in the proposed variance.

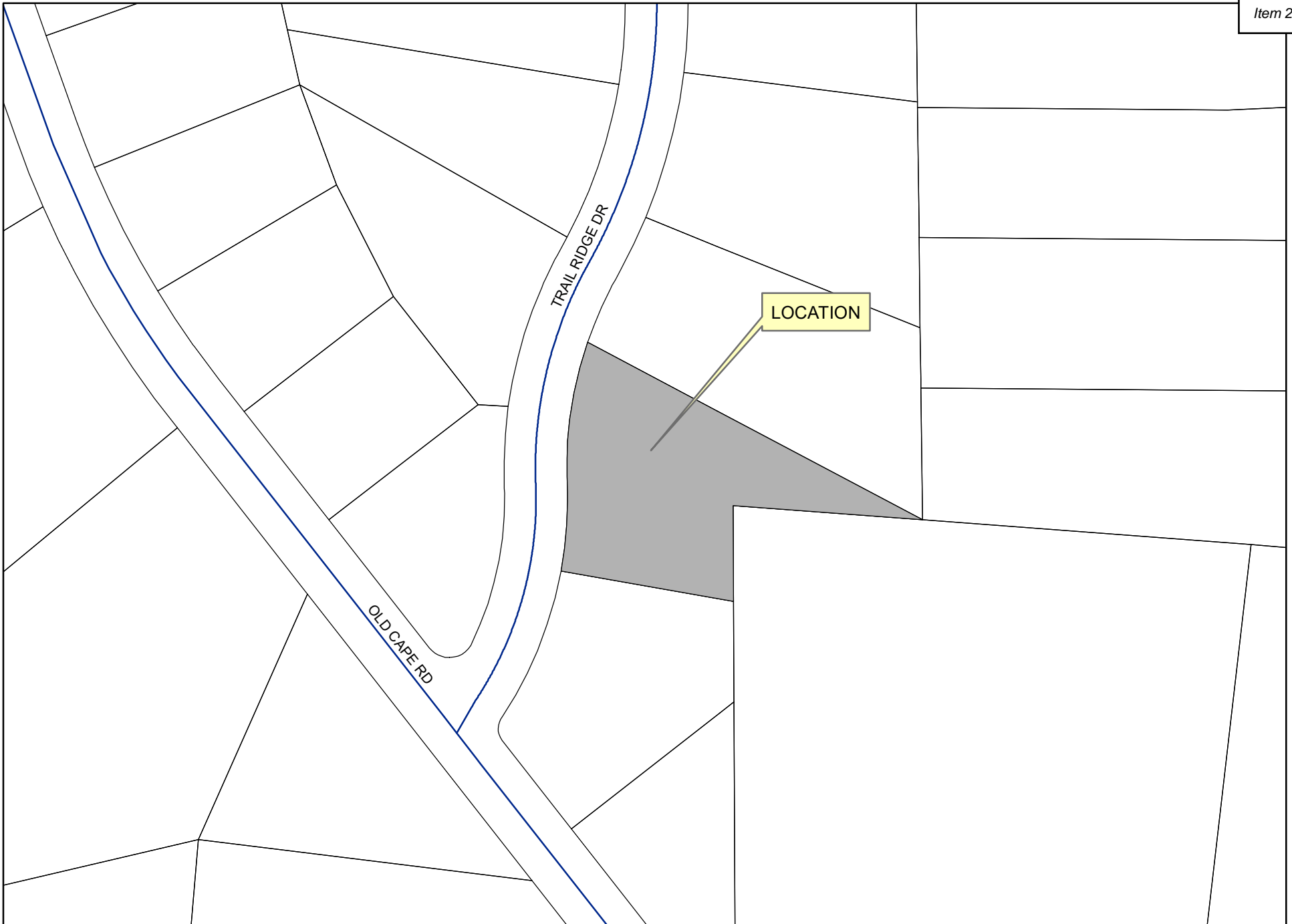
Yes ☐No ☒**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

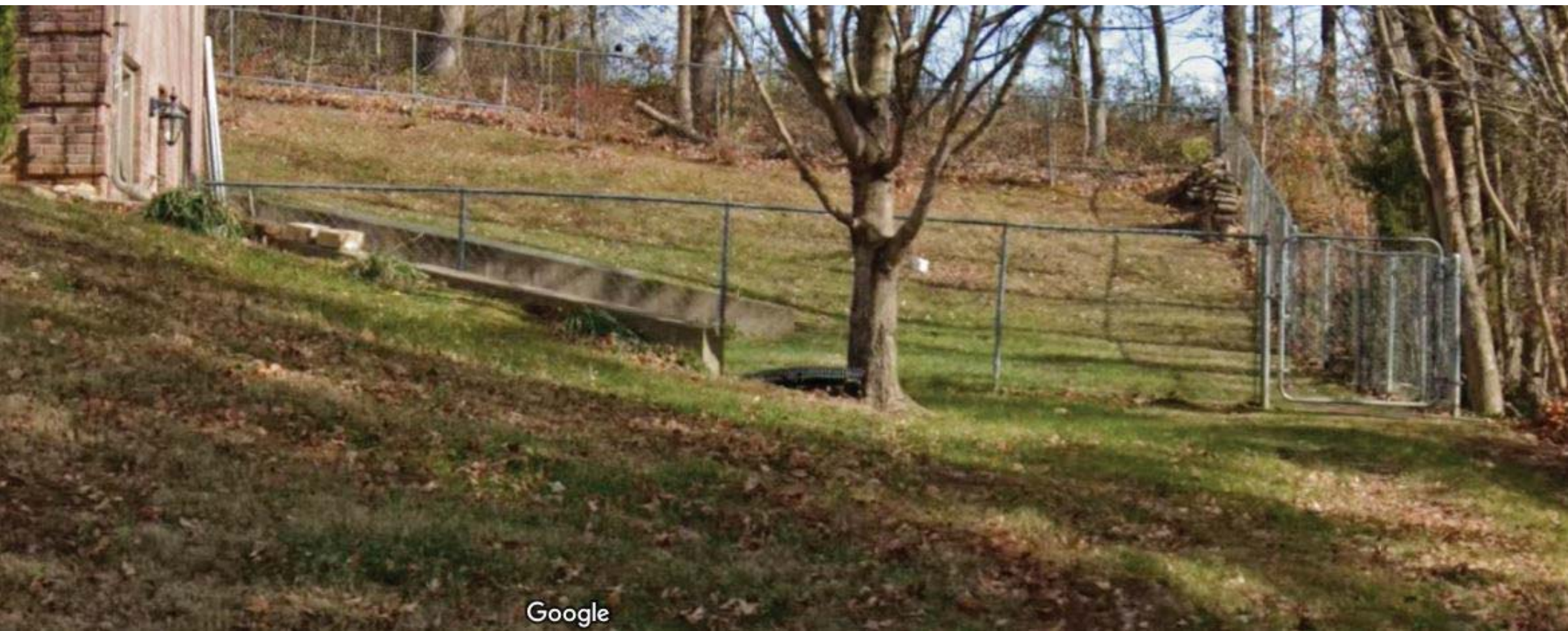
Jack Young *Risa Young*

Please submit this application along with \$50.00 non-refundable application fee to:

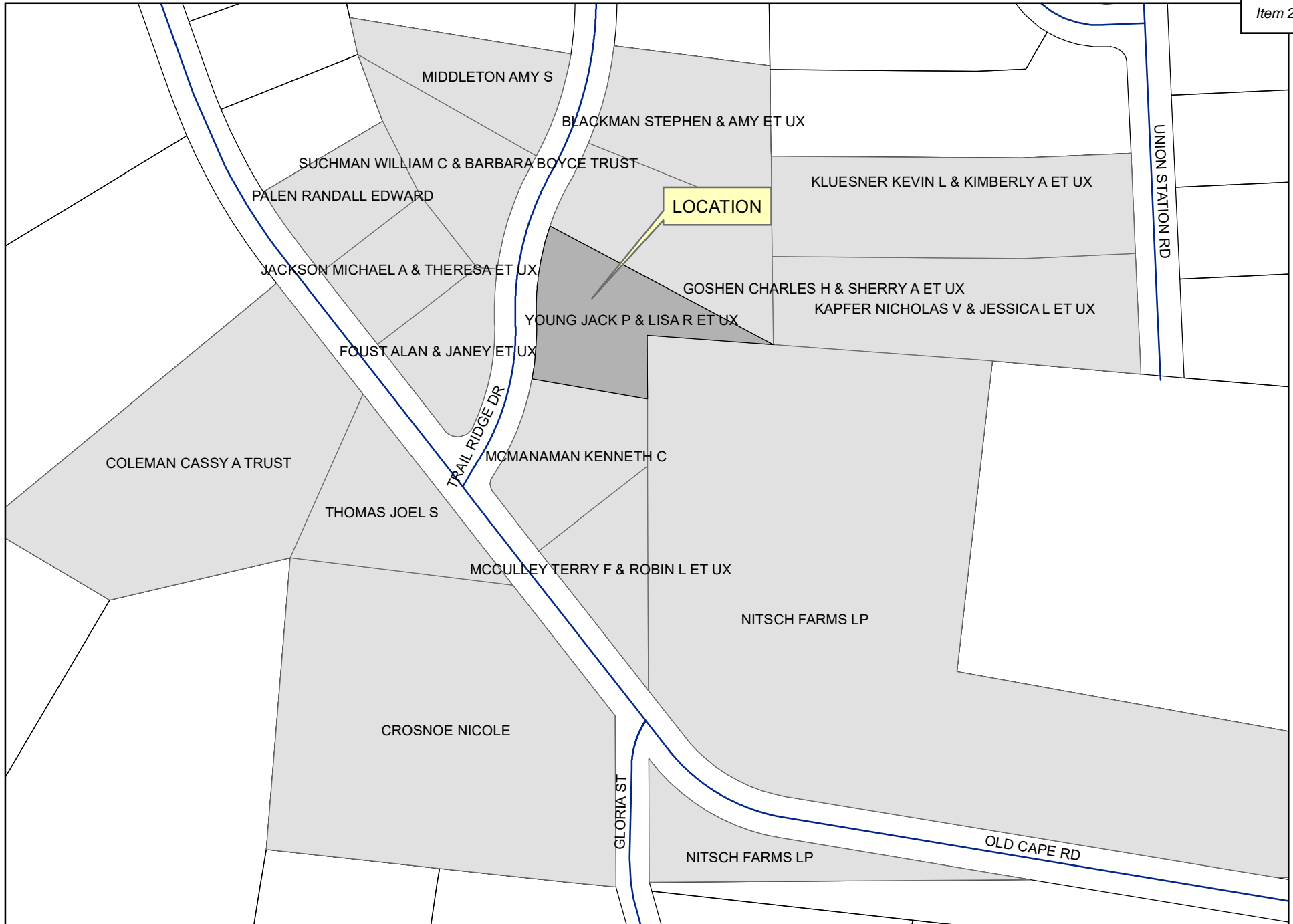
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org



1148 Trail Ridge





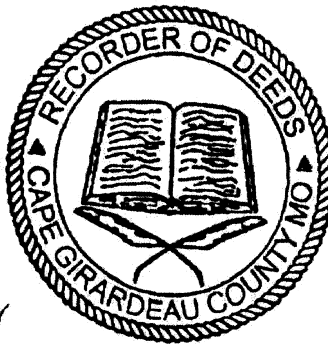


185' Property Owners



DOCUMENT #
2018-04958

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
05/24/2018 9:42:16 AM
REC FEE: 27.00
PAGES: 2



FULL DEED OF RELEASE

May 4, 2018

(21801211) loan number

WHEREAS, JACK P YOUNG AND LISA R YOUNG, HUSBAND AND WIFE
1148 Trailridge Drive, Jackson MO 63755

By a deed of trust, dated March 9, 2018, and recorded in the Recorder's office, in and for the County of Cape Girardeau, State of Missouri, in Document no. 2018-02391, conveyed to the trustee there in named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been fully paid and satisfied.

NOW THEREFORE, the undersigned, OZARKS FEDERAL SAVINGS AND LOAN ASSOCIATION, GRANTOR, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUIT-CLAIM unto, JACK P YOUNG AND LISA R YOUNG, HUSBAND AND WIFE, GRANTEE(S), and present owners of said property, All of the real estate in said deed of trust described, situated in the County of Cape Girardeau, State of Missouri, to-wit:

TRACT 1: LOT SEVENTY-NINE (79) OF TRAIL RIDGE III SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 16 AT PAGE 32.

TO HAVE AND TO HOLD, the same, with all appurtenances thereto belonging free, clear and discharged from the encumbrances of said deed of trust.

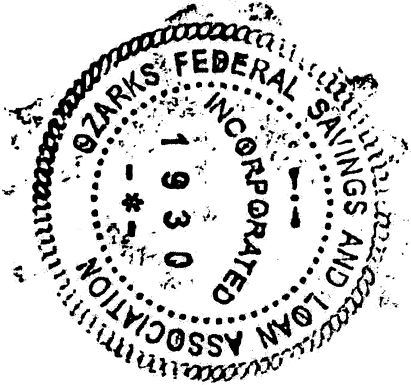
IN WITNESS WHEREOF, the undersigned has executed these presents this 4TH day of May, 2018.

ATTEST:

OZARKS FEDERAL SAVINGS & LOAN ASSOCIATION.

Mary Ross
Mary Ross, Assistant Secretary

By Kent Hall
Kent Hall, Vice President



STATE OF MISSOURI)
COUNTY OF ST. FRANCOIS) SS

On this 4TH day of May, 2018

Before me appeared Kent Hall

To me personally known, who, being by me duly sworn, did say that he is the Vice President of OZARKS FEDERAL SAVINGS & LOAN ASSOCIATION a Corporation of the United States of America, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Kent Hall acknowledged said instrument to be the free act and deed of said corporation.

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

Regan R. Penwell
Notary Public

