



CITY OF JACKSON
ZONING BOARD OF ADJUSTMENT MEETING AGENDA

Thursday, March 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 February 27, 2025 minutes.

PUBLIC HEARINGS AND ACTION ITEMS

2. Consider a variance request to exceed the restriction limiting the number of access drives on a single street-facing side of a lot by allowing five parking spaces with direct access from the street at 614 E Adams Street, submitted by the Reorganized School District R-II.

ADMINISTRATIVE CASES

OTHER ITEMS

ADJOURNMENT

This agenda was posted at City Hall on March 24, 2025, at 12:00 PM.

JOURNAL OF THE BOARD OF ADJUSTMENT
CITY OF JACKSON
FEBRUARY 27, 2024, 5:30 PM
JACKSON CITY HALL

Commissioner Brent Wills called the meeting to order, explained the board's procedure, and called roll.

Jason Liley, Brent Wills, and Wade Bartels were commissioners present. Chairman Kevin Schaper was present by conference call. Ken White was an absent member. City staff member Larry Miller, Building and Planning Manager, was Present. Jack and Lisa Young were the citizens present.

APPROVAL OF MINUTES

Approval of the minutes from the)
~~November 21~~, 2025, regular meeting)

February 27,

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

VARIANCE HEARINGS & NEW ACTION ITEMS

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)

Mr. Miller reported the dates of application and notifications for this hearing and briefly described the variance that Mr. Jack Young and Mrs. Lisa Young requested.

Commissioner Brent Wills asked Mr. Larry Miller if he had received any phone calls or letters in favor or opposition from the neighbors regarding the variance request. He told Commissioner Brent Wills that none had been received.

Commissioner Brent Wills asked the applicant to come forward and be sworn in.

Mr. Jack Young from 1148 Trail Ridge came forward and explained the reason for the variance request. He said his backyard is a steep hill, and the erosion got so bad that he had to install a French drain system that required six-inch piping. Mr. Young said the goal was to have a shed made from the same brick to match his house and to use it as a small garden shed.

Commissioner Brent Wills asked if he was building the shed out of brick, and Mr. Young said that was the plan. However, he hasn't been able to get a bricklayer to show up to give an estimate. Mr. Young said he may have to buy a prebuilt shed instead if he can't find anyone to lay the brick.

Mr. Young also wants to move the gasoline for the small yard tools and lawnmowers out of his house and into an outbuilding because it is a safety concern.

Commissioner Brent Wills asked if there were any more questions for Mr. Young, and there were none. Since no one from the public was in attendance, he closed the hearing.

Commissioner Wade Bartels motioned to approve the request for a variance from the restriction prohibiting storage sheds in side yards for constructing up to 10' x 10' storage shed. In the side yard at 1148 Trail Ridge. Commissioner Jason Liley seconded the motion.

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

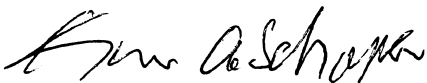
Motion to adjourn)

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

A vote was called, and the variance was approved.

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

Respectfully submitted,



Kevin Schaper
Chairman

Attested by:



Larry Miller
Building & Planning Inspector

Staff Report

ACTION ITEM: Consider a variance request to exceed the restriction limiting the number of access drives on a single street-facing side of a lot by allowing five parking spaces with direct access from the street at 614 E Adams St., submitted by the Reorganized School District R-II.

APPLICANT: Jackson R-2 School District

APPLICANT STATUS: Property Owner

PURPOSE: Provide five extra parking spaces off E Adams Street in front of the building.

SIZE: 2.61 acres

PRESENT USES: School Offices

PROPOSED USE: Same

PROPERTY ZONING: R-4 General Residential

SURROUNDING ZONING: North R-4 General Residential; South R-4 General Residential; East O-1 Professional Office; West I-2 Heavy Industrial

HISTORY: N/A

TRANSPORTATION AND PARKING: Each parking space will have direct access from the street.

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

Sec. 65-22. - Off-street parking and loading regulations.

The regulations hereinafter set forth in this section are in addition to, qualify, or supplement, as the case may be, the district regulations appearing elsewhere in this chapter.

(2) *Procedures and standards.* Prior to the issuance of any building permit, the building and planning superintendent shall ensure that the provisions of this section have been met:

3. Where access to a two-family residential use or structure will require a driveway(s), no more than two (2) points of ingress or egress located at least thirty (30) feet from any intersecting street corner shall be permitted, with a maximum width for each driveway to be specified by this section. Additional points of access for accessory buildings or structures typically associated with two-family residential uses may be allowed only with the granting of a variance.

2024 COMPREHENSIVE PLAN: Public/ Semi-Public

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C1432E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: A large parking lot at the rear of the building is accessed from E Main St.

COMMENTS: N/A

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: March 4, 2025

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

614 East Adams

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

Property Owner Name(s): Jackson R-2 School District

Mailing Address: 614 East Adams

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): Same

Mailing Address: _____

City, State, ZIP: _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Keenan Kinder

Mailing Address: Same

City, State ZIP: _____

Contact's Phone: 573-450-7651

Email Address (if used): KKinder@Jackson-K12.mo.us

CURRENT ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

CURRENT USE OF PROPERTY: District office for JR2

PROPOSED USE OF PROPERTY: Same

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

Attached Assessor info

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.

We would like to add 5 parking spaces
to the front of the building.

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: Unknown

Prior Variance Approved? YES ☐ NO ☐

Description of prior variance request: _____

SITE PLAN:

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 ☐

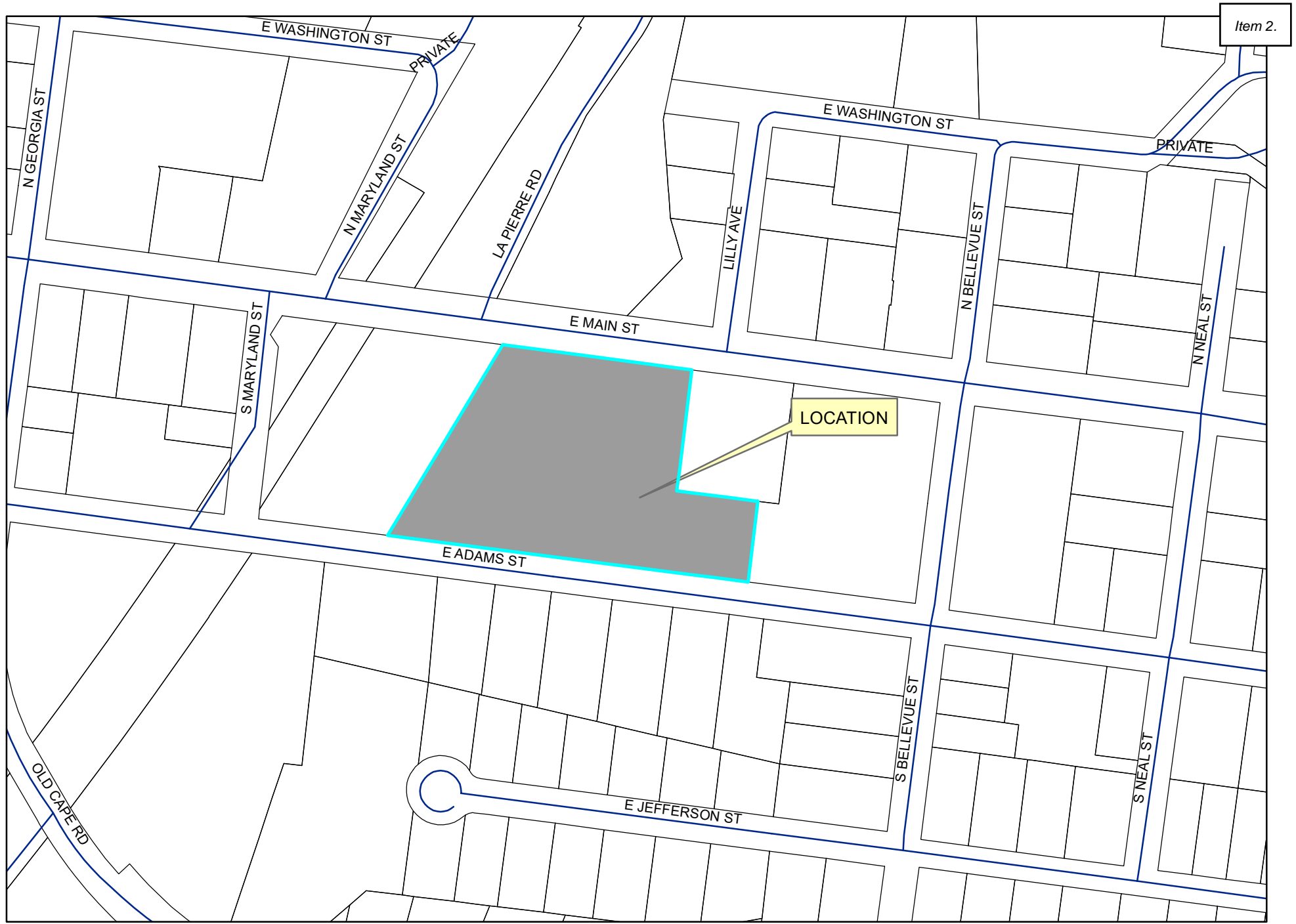
OWNER SIGNATURES:

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.)*

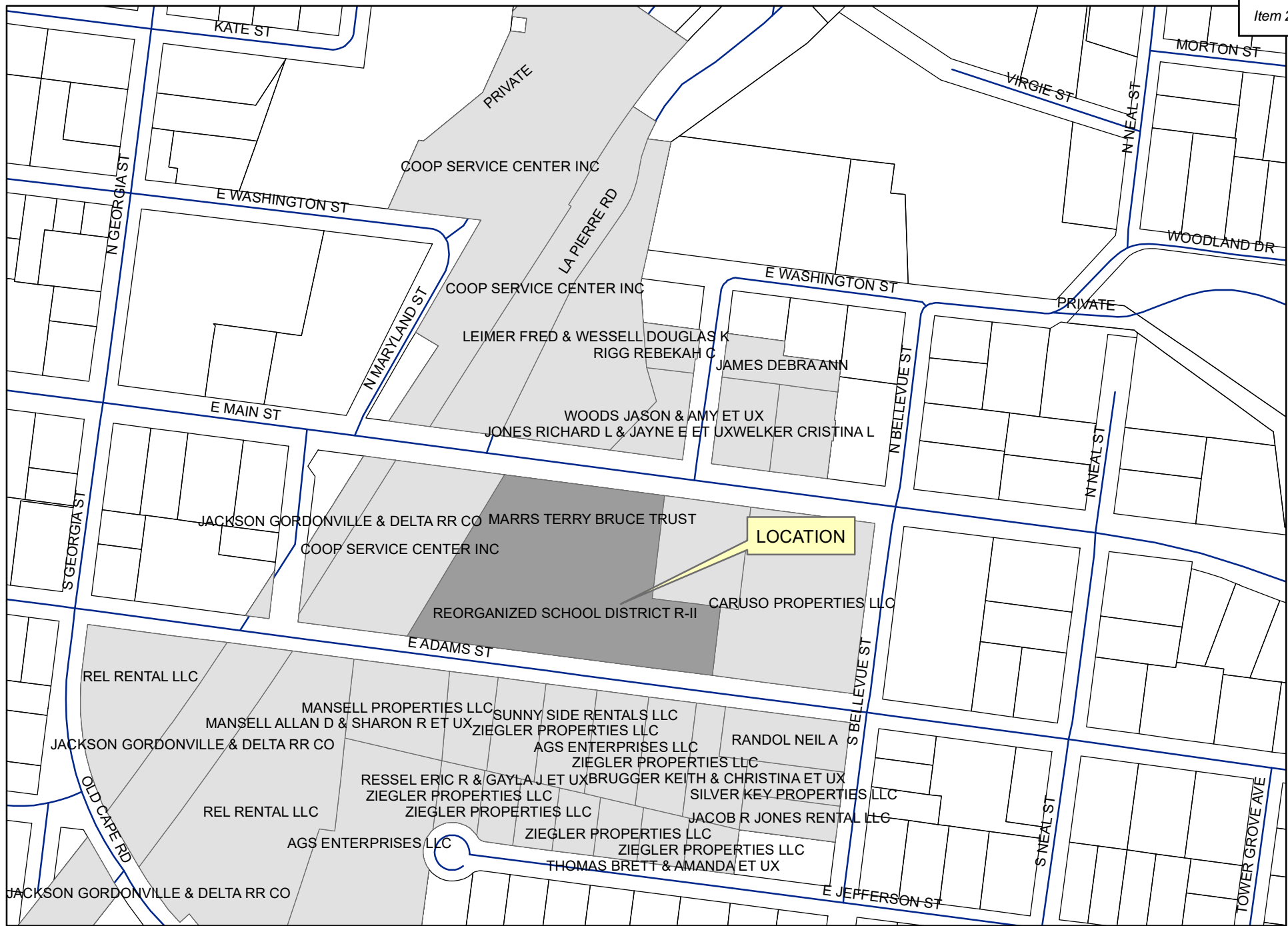
Kevin Kulis

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



614 E Adams St



185' Map

