



ZONING BOARD OF APPEALS

Thursday, July 23, 2026 at 5:30 PM

City Hall, 2nd Floor City Council Chambers

AGENDA

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL.

4. ADOPTION OF AGENDA, JULY 23, 2026

5. APPROVAL OF MINUTES.

A. Minutes of June 25, 2026

6. PUBLIC COMMENTS AND COMMUNICATIONS (NON-AGENDA ITEMS)

(3-Minute Limit)

7. PUBLIC HEARINGS.

A. 906 E Pearl (Parcel # 7-056000000) request for Supplemental and Use Variance.

B. 1221 S Martin Luther King Junior Drive (Parcel # 5-123800000) Use Variance for residential at the first floor.

8. NEW BUSINESS.

- A. Mixed Use Development Presentation from Community Development Team members Sven Harrison and Alec Herr

9. BOARD MEMBER/PLANNER ANNOUNCEMENTS.

10. NEXT MEETING REMINDER, AUGUST 27, 2026.

11. ADJOURNMENT.



ZONING BOARD OF APPEALS

Thursday, June 25, 2026
City Hall, 2nd Floor City Council Chambers

Zoning Board of Appeals (“ZBA”) Members: Karl Grieve (Chair), Peter Mulhearn (Vice-chair), Bob VanSumeren (Secretary), Wanda Billops, Clyde Mauldin. Also present: John O’Connor, for the City of Jackson (“City”).

AGENDA

- 1. CALL TO ORDER at 5:30pm.**
- 2. PLEDGE OF ALLEGIANCE.**
- 3. ROLL CALL.**
 - a. **Present:** Karl Grieve (Chair), Peter Mulhearn (Vice-chair), Bob VanSumeren (Secretary), Clyde Mauldin. Also present: John O’Connor, for the City of Jackson (“City”).
 - b. Absent (excused): Wanda Billops
 - c. Quorum, a minimum of three is needed; a quorum is present.
- 4. ADOPTION OF AGENDA JUNE 25, 2026.** Motion to adopt, Grieve. Support, VanSumeren. Unanimously passed.
- 5. APPROVAL OF MINUTES.** Minutes of May 28, 2026. Motion to approve meeting minutes, Mauldin. Support, Mulhearn. Unanimously passed.
- 6. PUBLIC COMMENTS AND COMMUNICATIONS, NON-AGENDA ITEMS (3-Minute Limit).** There were no public comments. No correspondence.
- 7. PUBLIC HEARINGS.**
 - A. **1011 Lansing Ave (parcel #1-056600000) Use Variance Request.**
 - i Motion to enter staff comments as if read in whole, Grieve. Support, Mauldin. Unanimously approved.
 - ii City Recommendations and Analysis: Based on the following findings of fact, staff recommend approval of the requested use variance property at 1011 Lansing Avenue (Parcel #1-056600000) to allow the applicant to use the

commercial structure for residential use. 1. The new use is the highest and best use of the subject property. 2. The problem and resulting need for the variance has not been self-created by the applicant. 3. Approval of the requested use variance will not alter the essential character of the area. Furthermore, if approved, the City recommend the following condition(s): 1. Property to meet all applicable zoning ordinances and building code regulations, including but not limited to: Zoning, Mechanical, Electrical, Plumbing, and Building permits required for the completion of conversion of commercial structure to residential; 2. The construction process must begin within 180 days and be completed substantially in 365 days, or the variance will be voided; and 3. The Granting of this use variance in no way constitutes the granting of a certificate of occupancy.

iii Public Hearing.

1. Motion to enter staff report as if read in whole, into the record, Grieve. Support, Mulhearn. Unanimously passed.
2. In favor: Property owner spoke in favor of the variance request.
3. Against: None spoke against the variance request.
4. No correspondence received, for or against.
5. Motion to close the public discussion, Grieve. Support, Mulhearn. Unanimously supported.

iv Board Hearing.

1. Motion to Correct Report. Grieve, with support from Mulhearn, motions to amend staff report as follows: The first sentence of the "recommendations" section of the Staff Report (p.3) shall be corrected to state, "Based on the following findings of fact, staff recommend approval of the requested use variance *for the* property at *1011 Lansing Ave. (Parcel 1-056600000)* to allow the applicant to use the commercial building for residential use." Unanimously passed.

Comment: The abovementioned motion to amend the staff report was made in collaboration with the City who acknowledged a few typos substantial enough to create confusion, and wished for them to be corrected. The City and the ZBA identified the errors in the hearing, but it is not clear whether a ZBA motion was required (or even adequate) to correct the report, or whether the City (John O'Connor) could simply state the corrections, which he did in the presence of the board and all attendees. In any event, the ZBA opted for a belt-and-suspenders approach.

2. Per Section 28-238(d) the zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

(1) The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate;

Discussion: *The proposed use does seem to be the highest and best use of the subject property. The location has been vacant for many years and has been left in a blighted state. The lack of parking or the ability to obtain a parking agreement makes it very difficult to operate a business and would not meet the city's zoning requirements. Failure to grant the variance would require additional variances.*

(2) The need for variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance;

Discussion: *The current zoning designation is consistent with the City of Jackson's future land use map. However, staff believes that the new master plan will identify area where change is required. The entire block on the east side of the road is used for residential purposes.*

(3) The problem and resulting need for the variance has not been self-created by the applicant;

Discussion: *The problem and resulting need for the variance has not been self-created by the applicant. The parcel has remained vacant, blighted, and detriment to the surrounding neighborhood. It seems reasonably likely that the path to the building's success will be realized as a residential structure.*

(4) The variance will not alter the essential character of the area. In determining whether this criterion has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered.

Discussion: *Approval of the requested use variance will not likely alter the essential character of the area. It will likely improve the essential*

3. **Motion:** *Because the new use is the highest and best use of the subject property, the problem and resulting need for the variance has not been self-created by the applicant, and approval of the requested use variance will not alter the essential character of the area, Mauldin, with support from Mulhearn, motions for approval of the requested use variance property at 1401-1409 N Blackstone*

Street (Parcel #1-0834.0400)) to allow the applicant to use the vacant industrial parcel for residential use, subject to the following conditions: 1. Property to meet all applicable zoning ordinances and building code regulations, including but not limited to: Zoning, Mechanical, Electrical, Plumbing, and Building permits required for the completion of conversion of commercial structure to residential; 2. The construction process must begin within 180 days and be completed substantially in 365 days, or the variance will be voided; and 3. The Granting of this use variance in no way constitutes the granting of a certificate of occupancy.

Roll call vote: Mulhearn, Mauldin, Grieve, VanSumeren; Approve. None: Oppose. The variance request is approved.

B. 1409 N Blackstone Street (parcel #1-0834.04) Use Variance Request

- i Motion to enter staff comments as if read in whole, VanSumeren. Support, Grieve. Unanimously passed.
- ii City Recommendations and Analysis. Based on the following findings of fact, the City recommends approval of the requested use variance property at 1401-1409 N Blackstone Street (Parcel #1-0834.0400)) to allow the applicant to use the vacant industrial parcel for residential use. Because, the new use is the highest and best use of the subject property, the problem and resulting need for the variance has not been self-created by the applicant, and approval of the requested use variance will not alter the essential character of the area. However, if approved, staff recommends the following conditions: The property must meet all applicable zoning ordinances and building code regulations, including but not limited to: Zoning, Mechanical, Electrical, Plumbing, and Building permits required for the completion of conversion of commercial structure to residential; the construction process must begin within 180 days and be completed substantially in 365 days, or the variance will be voided; and it must be noted that the granting of this use variance in no way constitutes the granting of a certificate of occupancy.
- iii Public hearing.
 - 1. In favor: None spoke in favor of the variance request.
 - 2. Against: None spoke against the variance request.
 - 3. No correspondence received, for or against.
 - 4. Motion to close the public discussion, Grieve. Support, VanSumeren . Unanimously passed.
- iv Board Hearing.
 - 1. Per Section 28-238(d) the zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

(1) The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate;

Discussion: *The proposed use is the highest and best use of the subject property. The location has been vacant for many years without any development inquires and its limited area would not offer many types of development options. City staff believes that housing shortage is one of the community's greatest challenges and the City is committed to addressing this issue. The board notes that there haven't been any industrial applicants interested in the property. There does not appear to be a reasonable economic pathway toward developing the property into an industrial site.*

(2) The need for variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance;

Discussion: *the current zoning designation is not consistent with the City of Jackson's future land use map. This residential use is consistent with the map. The lot will be rezoned at a future meeting of the Planning Commission. The Builder plans to break ground as soon as possible. The lot sizes, and the way they are divided, are odd, posing challenges for developers.*

(3) The problem and resulting need for the variance has not been self-created by the applicant;

Discussion: *The problem and resulting need for the variance has not been self-created by the applicant. As previously stated, the parcel has been vacant for many years, and Jackson has a shortage of housing.*

(4) The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered.

Discussion: *Approval of the requested use variance will not alter the essential character of the area. In fact, the variance will make it more likely that future use (as requested, if approved) will bring greater harmony to the character of the area, as the "essential character" of the area is in flux, due to changing social and economic patterns.*

2. **Motion:** *Because the new use is the highest and best use of the subject property, the problem and resulting need for the variance has not been self-created by the applicant, and approval of the requested use variance will not alter the essential character of the area, and based on the following findings of fact, Grieve, with support from VanSumeren, motions for approval of the requested use variance property at 1401-1409 N Blackstone Street (Parcel #1-0834.0400)) to allow the applicant to use the vacant industrial parcel for residential use, subject to the following conditions: 1. The property shall meet all applicable zoning ordinances and building code regulations, including but not limited to: Zoning, Mechanical, Electrical, Plumbing, and Building permits required for the completion of conversion of commercial structure to residential; 2. The construction process must begin within 180 days and be completed substantially in 365 days, or the variance will be voided, and 3. The Granting of this use variance in no way constitutes the granting of a certificate of occupancy.*

Roll call vote: Mauldin, Mulhearn, Grieve, VanSumeren;
Approve. None; Oppose. The variance request is approved.

8. NEW BUSINESS. No new business. General discussion of local matters, housing, etc.

9. BOARD MEMBER/PLANNER ANNOUNCEMENTS.

10. NEXT MEETING REMINDER: July 23, 2026

11. ADJOURNMENT. Motion to adjourn, Mulhearn. Support, Grieve. Unanimously approved.

These minutes were prepared from contemporaneous notes and the best recollection of the undersigned pending formal approval by the Board.

Respectfully submitted,

Bob VanSumeren, Secretary
Zoning Board of Appeals
City of Jackson

**Use and Supplemental Variance
906 E Pearl St.
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant	Michael Rivait PO Box 20092 Ferndale MI, 48220
Subject Location:	906 E Pearl St. (Parcel #7-056000000)
Received Date:	July 05, 2026
Current Zoning:	C-4 General Commercial
Action Required:	The zoning board of appeals shall hear and decide only such matters as the board is specifically authorized to pass on as provided in this chapter (Chapter 28). The board has the power to grant variances, decide appeals on administrative decisions and to interpret the boundary lines of the zoning map. The board shall not have the power to alter or change the zoning district classification of any property; nor to make any changes in the terms of this article (Article VIII).

SITE/PROPERTY DESCRIPTION

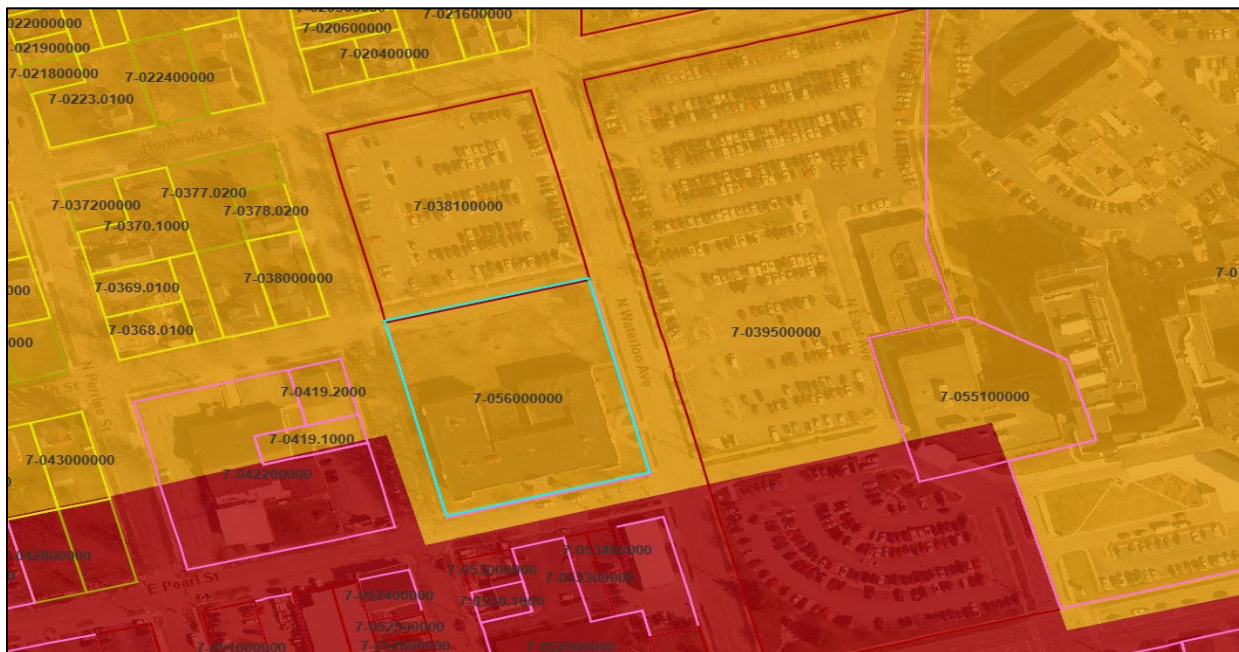
The 1.8-acre parcel with a 32,367 square feet commercial building located North of Pearl Street between State Street and Waterloo Street. The school was originally named Pearl Street School and was later renamed The Allen School after the first principle. It is recognized as a historically significant site at the local, state, and federal level and has its own Historical district. The building was constructed in 1927 by Architects Child and Smith. The school was the first open air school in the State of Michigan. The school's first principal was Cora Allen and one of the founders of the school was Miss Silence Blackman.

The Applicant/Owner has submitted applications for HDC, Zoning Board of Appeals, Planning Commission, and Building Department for the demolition of the interior of the commercial building to allow for the adaptive reuse and construction of residential units, coffee shop. And a childcare facility. The Applicant is also has a letter of intent to purchase the former abandoned Detroit Street from Henry Ford Health Systems.



NEIGHBORING ZONING AND LAND USE

The property is currently zoned R-4, High Density Apartment and Office; the table and map below identify the surrounding zoning designations.



	North	South	East	West
Zoning	R-4 High Density Apartments and Office	C-4 General Commercial	R-4 High Density Apartments and Office	R-4/C-4
Land Use	Commercial	Commercial	Commercial	Commercial

VARIANCE REQUESTS

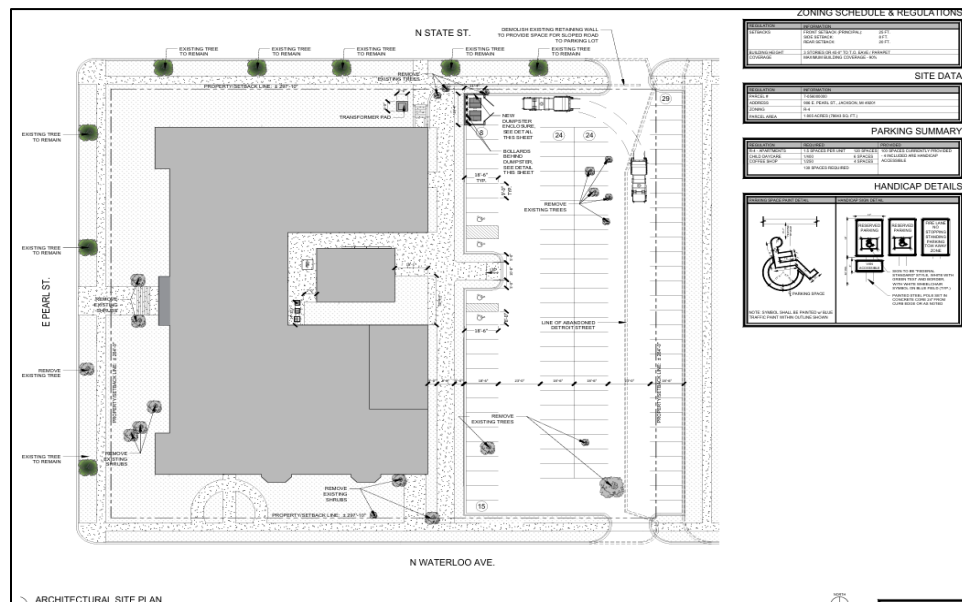
The applicant requests a Use Variance from Section 28-71, (138) Coffee Shop of the zoning ordinance which does not permit Coffee Shop/ Restaurant as a permitted use in the R-4, High Density Apartments and Office Zoning District.

The applicant requests a Supplemental variance from Section 28-100, (a), (b), (c), to decrease the required parking of 153 spaces for the Residential units, Coffee Shop, and Child Care Facility.

Effect of request:

Approval of the Use Variance request will permit Coffee Shop/ Restaurant as a permitted use in the R-4, High Density Apartments and Office Zoning District.

Approval of the Supplemental Variance request will permit the decrease of required parking spaces for the Residential Units, Coffee Shop, and Child Care Facility to 100 spaces from 153 spaces (A reduction of 53 spaces)



SUPPLEMENTAL VARIANCE STANDARDS

Per Section 28-238(c) in authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

- (1) There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district.

Staff Comment: *The property is unique in that the size of the lot is 1.8 acres, and the size encompasses an entire city block. The property has an addresses front yard and three non-addressed front yards. The location is historic and was a former schoolhouse.*

- (2) The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property.

Staff Comment: They do not result from the applicant's actions.

- (3) Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter.

Staff Comment: *Strict compliance would not allow the adaptive reuse of the former Allen School and would cause financial burdens to both the applicant and the community for which it would serve.*

- (4) The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest.

Staff Comment: *The mixed-use development will not alter the character of the neighborhood and will provide both housing and childcare in our health district.*

- (5) The variance is the minimum variance possible for reasonable use of the property.

Staff Comment: *Staff is of the opinion that the Supplemental variance requests is minimal and reasonable.*

- (6) The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area.

Staff Comment: *The Supplemental variance requests will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area.*

- (7) Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter.

Staff Comment: *The Supplemental variance requests will not allow, or give the appearance of, a change in use.*

RECOMMENDATION

Based on the following findings of fact, staff recommends approval of the Supplemental variance request, as presented, at 906 E Pearl St. (Parcel #7-056000000)

1. *The site is located at 906 E Pearl St. with all surrounding properties having the same zoning designation R-4, C-4.*
2. *The uniqueness of the property is due to the property's former use as Historical school site encompassing an entire city block.*
3. *Authorizing the Supplemental variances will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest.*
4. *The dimensional variance requests will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area.*

ESSENTIAL FACILITIES AND SERVICES

The subject property is currently served, or has access to, essential city facilities and services.

TRAFFIC IMPACT AND SITE ACCESS

Traffic volume will increase if a use variance is approved, but the subject property area will not see much impact.

USE VARIANCE STANDARDS

Per Section 28-238(d) the zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

- (1) The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate;

Staff Comment: *The proposed use is the highest and best use of the subject property. The surrounding area supports commercial development. Housing and childcare are greatly needed in the Health District*

- (2) The need for variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance;

Staff Comment: *the current zoning designation is consistent with the City of Jackson's future land use map. The additional uses for the development will ensure long-term financial success for the applicant.*

- (3) The problem and resulting need for the variance has not been self-created by the applicant;

Staff Comment: *The problem and resulting need for the variance has not been self-created by the applicant.*

- (4) The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered.

Staff Comment: *Approval of the requested use variance will not alter the essential character of the area.*

RECOMMENDATIONS

Based on the following findings of fact, staff recommend approval of the requested use variance property at 906 E Pearl St. (Parcel #7-056000000) to allow the applicant to use the existing structure as a dental office.

1. *The current use is the highest and best use of the subject property.*
2. *The problem and resulting need for the variance has not been self-created by the applicant.*
3. *Approval of the requested use variance will not alter the essential character of the area.*

Furthermore, if approved, we recommend the following condition(s):

1. *Property to meet all applicable zoning ordinances and building code regulations.*
2. *Construction to begin within 180 days.*
3. *Construction to be substantially completed in 365 days to avoid the nullification of the variance's requested*

Respectfully,

A handwritten signature in black ink, appearing to be "R. John O'Connor", written in a cursive style.

R. John O'Connor
Planning Director, City of Jackson

cc: Applicant

Application for Variance

Requires a public hearing before Zoning Board of Appeals.

The \$500.00 variance fee must be submitted with the application.

Instructions and additional information on Page 2 and Page 3

Nature of Variance: ☐ Dimensional ☐ Supplemental ☒ Use

APPLICANT

Name: Michael Rivait
Address: P.O. BOX 20092
City: Ferndale State: MI Zip: 48220
Phone: (248) 670-2011
Email: michael@newdetroit.com

PROPERTY OWNER

☐ Same as applicant

Name: Allen Lofts LLC
Address: P.O. BOX 20092
City: Ferndale State: MI Zip: 48220
Phone: (248) 670-2011
Email: michael@newdetroit.com

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 7-056000000
Address: 906 East Pearl Street
City: Jackson State: MI Zip: 49201
Nearest Intersection: North State Street

Current Zoning Designation: R-4
Current Use: ☐ Residential ☒ Commercial
☐ Industrial ☐ Mixed ☐ Vacant

VARIANCE INFORMATION (Attach additional pages as needed, use separate form for each code section being appealed)

- List Code Section number(s) from which a variance is requested from: Sec.28-71, 138- coffee shop & Sec. 28-100, A, B & C, 1- off-street parking
- Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):
See Attachment 1

Is/will an attorney be representing your variance request: ☐ YES ☒ NO

If yes will the attorney be present at the ZBA meeting: ☐ YES ☒ NO

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. I also give permission to the ZBA members and staff reviewers to enter my property to review aspects of the variance appeals request on the site.


Signature of Applicant Date 06/23/2026


Signature of Owner Date 06/23/2026
(If different than applicant)

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY	
CASE: _____	Application Accepted By: _____
Materials Submitted with Application: ☐ Plans ☐ Letter ☐ Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

A. INSTRUCTIONS TO APPLICANTS FOR VARIANCE OR APPEALS.

1. Separate application forms and added fees shall be submitted for each individual, unrelated type of variance.
2. For dimensional, supplemental, or use variance requests, the applicant shall submit an 8.5" x 11" sketch plan showing: dimensions from street/property lines, sidewalks, buildings on site and on adjoining property, utility easements, and other existing facilities and structures.
3. If the owner cannot sign this form, the applicant must submit a letter from the owner, requesting the variance.

B. THE FOLLOWING ITEMS MUST BE ADDRESSED.

Your application will be considered incomplete and will not go before the Zoning Board of Appeals until Section C and/or Section D is complete; attach additional pages if necessary.

C. FOR DIMENSIONAL OR SUPPLEMENTAL VARIANCE – Provide responses for subsections 1 through 7. **See Attachment 1**

In authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

1. There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district. _____

2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. _____

3. Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter. _____

4. The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest. _____

5. The variance is the minimum variance possible for reasonable use of the property. _____

6. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area. _____

7. Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter. _____

D. FOR USE VARIANCE – Provide responses for subsections 1 through 4. **See Attachment 1**

The zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

1. The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate. _____

2. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.

3. The problem and resulting need for the variance has not been self-created by the applicant. _____

4. The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered. _____

ATTACHMENT 1

The applicant request is two-fold:

ATTACHMENT 2

Use Variance Request- Proposed Coffee Shop

Floor Plan

The applicant desires zoning board approval of a use variance to accommodate a 1,200 SF coffee shop to be located on the ground level of 906 East Pearl Street, which is the former Allen School. The proposed renovation of the former Allen School property is meeting a market need in the downtown area for mixed-use, multi-family housing. The target market demographics include working families and nearby employees who have need for certain mixed commercial uses (such as restaurant/retail amenities) within walking distance. The proposed coffee shop as an accessory use on the ground floor of an existing structure will not alter the essential character of the area. Rather, it will serve as a direct amenity and service to those who live at the property, those who would use the proposed daycare, and would serve the nearby residents, businesses and institutions. Revenues generated from the proposed coffee shop use would contribute to the overall project revenues required to cover expenses and meet committed investment returns.

Supplemental Variance Request- Off-Street Parking Requirement Reduction

The proposed development incorporates a mixed-use approach to the former Allen School property as a historic adaptive reuse project. The development approach is to work creatively within the current zoning classification regulations, while attempting to meet the needs of the community such as bringing workforce housing, childcare, retail/ restaurant uses to the neighborhood and Health District area. Therefore, the applicant is also requesting a supplemental variance/ modification from the overall off-street parking requirement total of 153 spaces to 100 spaces. The current site constraints create a difficulty with meeting the off-street parking requirements. The applicant has attempted to lay out a surface parking lot that is consistent with and complementary functionally and aesthetically to the adjacent existing historic building and the urban character of the immediate surrounding environment. The applicant has even executed an agreement with Henry Ford Health Systems to have its portion of the former Detroit Street ROW transferred to it to expand the existing parking lot to accommodate 100 spaces. It is not anticipated that the development as proposed with 100 off-street parking spaces would not impair the supply of light and air to the adjacent property, increase the danger of fire, endanger the public safety, or diminish property values within the area.

This use and supplemental variance request is being made by the applicant in tandem with a forthcoming separate application to the City planning commission to approve a conditional use permit for the proposed daycare accessory use.

ATTACHMENT 3

Site Plans



MARUSICH ARCHITECTURE
 10000 RICHMOND AVENUE
 SUITE 100
 JACKSON, MI 49201
 TEL: (734) 424-2041
 FAX: (734) 424-2042
 WWW.MARUSICHARCHITECT.COM

PROJECT: 10000 RICHMOND AVENUE
CLIENT: 10000 RICHMOND AVENUE
DATE: 10/1/2014

DESIGNER: MARUSICH ARCHITECTURE
DATE: 10/1/2014

PROJECT: 10000 RICHMOND AVENUE
CLIENT: 10000 RICHMOND AVENUE
DATE: 10/1/2014

DESIGNER: MARUSICH ARCHITECTURE
DATE: 10/1/2014

PROJECT: 10000 RICHMOND AVENUE
CLIENT: 10000 RICHMOND AVENUE
DATE: 10/1/2014

DESIGNER: MARUSICH ARCHITECTURE
DATE: 10/1/2014

PROJECT: 10000 RICHMOND AVENUE
CLIENT: 10000 RICHMOND AVENUE
DATE: 10/1/2014

DESIGNER: MARUSICH ARCHITECTURE
DATE: 10/1/2014

COMPOSITE PLANS
 10000 RICHMOND AVENUE
 JACKSON, MI 49201
 10/1/2014

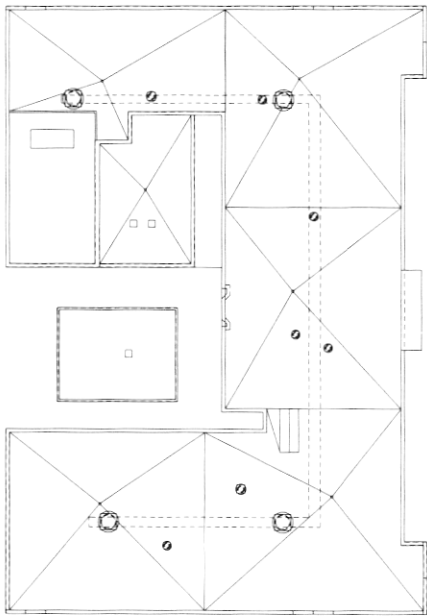
COMPOSITE FLOOR PLANS

PROJECT: 10000 RICHMOND AVENUE
CLIENT: 10000 RICHMOND AVENUE
DATE: 10/1/2014

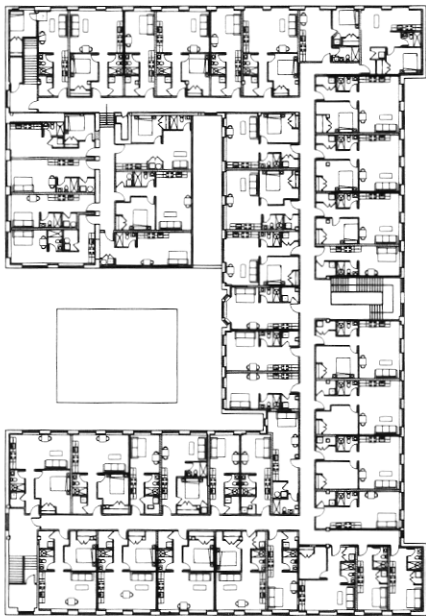
DESIGNER: MARUSICH ARCHITECTURE
DATE: 10/1/2014

PROJECT: 10000 RICHMOND AVENUE
CLIENT: 10000 RICHMOND AVENUE
DATE: 10/1/2014

DESIGNER: MARUSICH ARCHITECTURE
DATE: 10/1/2014



2 COMPOSITE ROOF PLAN



1 COMPOSITE SECOND FLOOR PLAN





MARUSCH ARCHITECTURE
 10000 BROADVIEW AVE
 SUITE 1000
 CHICAGO, IL 60618
 TEL: 773.334.1111
 FAX: 773.334.1112

WINDOW LEGEND

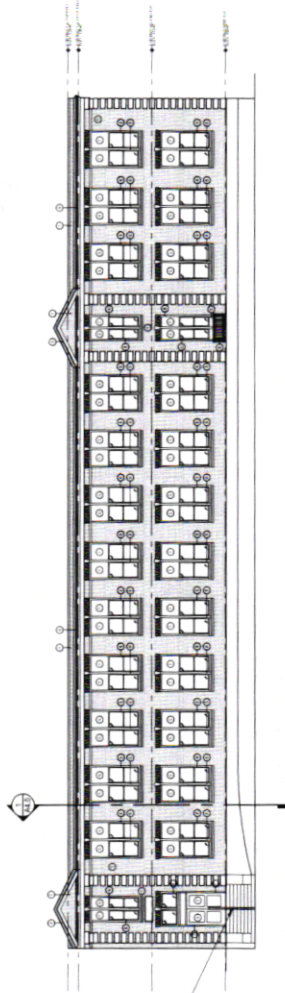
NO.	TYPE	FINISHES
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2	6" x 6" DOUBLE GLAZED	100% WOOD
3	6" x 6" DOUBLE GLAZED	100% WOOD
4	6" x 6" DOUBLE GLAZED	100% WOOD
5	6" x 6" DOUBLE GLAZED	100% WOOD
6	6" x 6" DOUBLE GLAZED	100% WOOD
7	6" x 6" DOUBLE GLAZED	100% WOOD
8	6" x 6" DOUBLE GLAZED	100% WOOD
9	6" x 6" DOUBLE GLAZED	100% WOOD
10	6" x 6" DOUBLE GLAZED	100% WOOD
11	6" x 6" DOUBLE GLAZED	100% WOOD
12	6" x 6" DOUBLE GLAZED	100% WOOD
13	6" x 6" DOUBLE GLAZED	100% WOOD
14	6" x 6" DOUBLE GLAZED	100% WOOD
15	6" x 6" DOUBLE GLAZED	100% WOOD
16	6" x 6" DOUBLE GLAZED	100% WOOD
17	6" x 6" DOUBLE GLAZED	100% WOOD
18	6" x 6" DOUBLE GLAZED	100% WOOD
19	6" x 6" DOUBLE GLAZED	100% WOOD
20	6" x 6" DOUBLE GLAZED	100% WOOD

ELEVATIONS

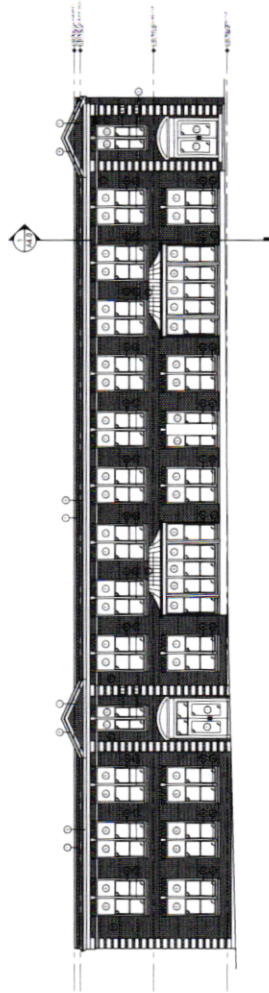
10000 BROADVIEW AVE
 SUITE 1000
 CHICAGO, IL 60618
 TEL: 773.334.1111
 FAX: 773.334.1112

MATERIAL LEGEND

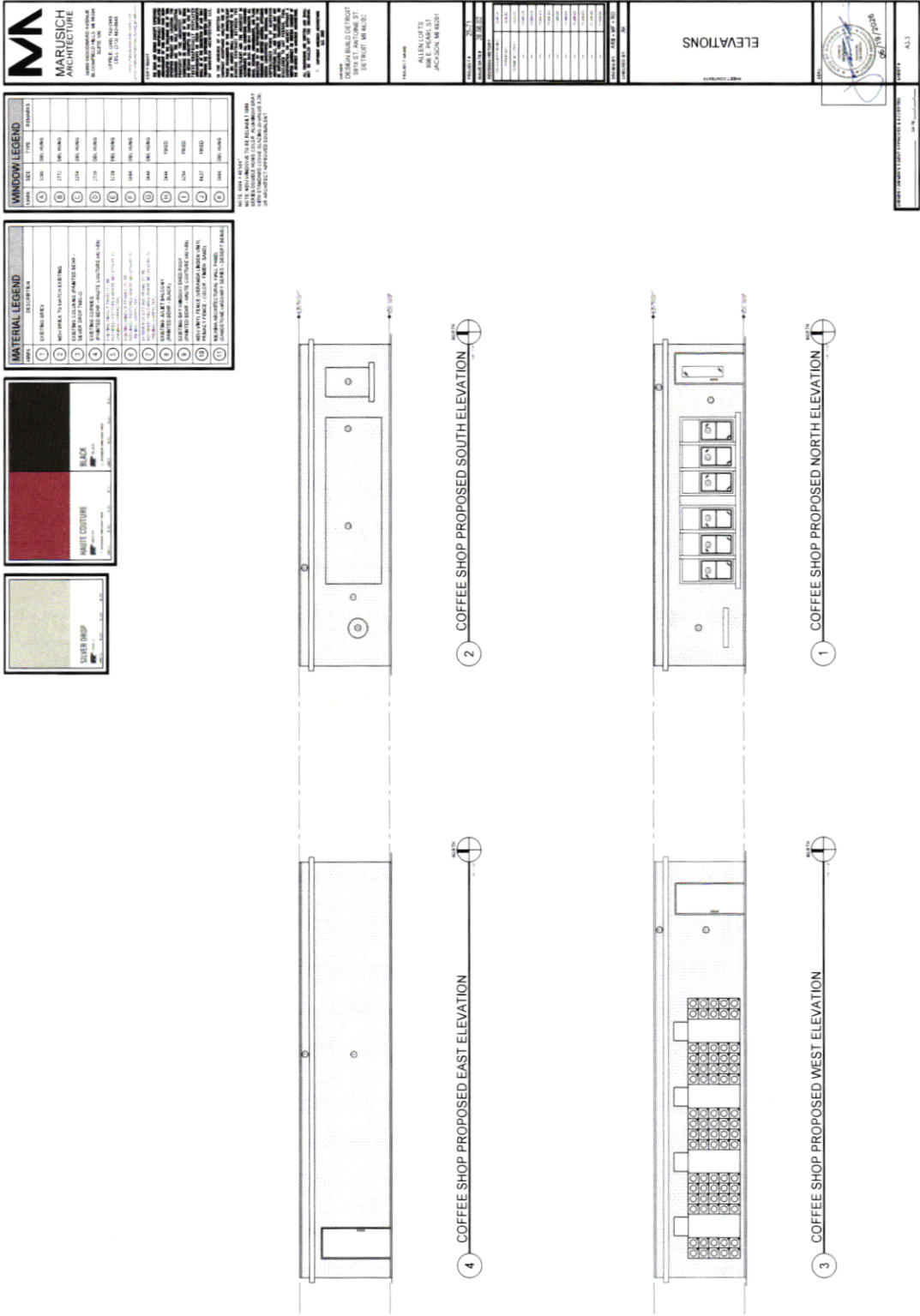
NO.	DESCRIPTION
1	EXISTING BRICK
2	NEW BRICK TO MATCH EXISTING
3	EXISTING GLAZED ALUMINUM CLAD
4	NEW GLAZED ALUMINUM CLAD
5	EXISTING GLAZED ALUMINUM CLAD
6	NEW GLAZED ALUMINUM CLAD
7	EXISTING GLAZED ALUMINUM CLAD
8	NEW GLAZED ALUMINUM CLAD
9	EXISTING GLAZED ALUMINUM CLAD
10	NEW GLAZED ALUMINUM CLAD
11	EXISTING GLAZED ALUMINUM CLAD
12	NEW GLAZED ALUMINUM CLAD
13	EXISTING GLAZED ALUMINUM CLAD
14	NEW GLAZED ALUMINUM CLAD
15	EXISTING GLAZED ALUMINUM CLAD
16	NEW GLAZED ALUMINUM CLAD
17	EXISTING GLAZED ALUMINUM CLAD
18	NEW GLAZED ALUMINUM CLAD
19	EXISTING GLAZED ALUMINUM CLAD
20	NEW GLAZED ALUMINUM CLAD



2 WEST ELEVATION



1 EAST ELEVATION



A. INSTRUCTIONS TO APPLICANTS FOR VARIANCE OR APPEALS.

1. Separate application forms and added fees shall be submitted for each individual, unrelated type of variance.
2. For dimensional, supplemental, or use variance requests, the applicant shall submit an 8.5" x 11" sketch plan showing: dimensions from street/property lines, sidewalks, buildings on site and on adjoining property, utility easements, and other existing facilities and structures.
3. If the owner cannot sign this form, the applicant must submit a letter from the owner, requesting the variance.

B. THE FOLLOWING ITEMS MUST BE ADDRESSED.

Your application will be considered incomplete and will not go before the Zoning Board of Appeals until Section C and/or Section D is complete; attach additional pages if necessary.

C. FOR DIMENSIONAL OR SUPPLEMENTAL VARIANCE – Provide responses for subsections 1 through 7. **See Attachment 1**

In authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

1. There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district. _____

2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property.

3. Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter. _____

4. The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest. _____

5. The variance is the minimum variance possible for reasonable use of the property. _____

6. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area. _____

7. Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter. _____

Attachment 1

Proposed Reduced Parking

No. 1- Response

The proposed development incorporates a mixed-use approach to the former Allen School property as a historic adaptive reuse project. The Allen school property is a unique structure to try to adaptively rehabilitate and reuse as a mixed-use housing project, given its former use and function. It appears that the current R-4 zoning classification, without a variance, is somewhat incompatible with certain uses that are a part of the applicant's proposed mixed use and parking configuration. The applicant seeks relief from the total amount of required off-street parking spaces (153) given the applicants best efforts to aggregate adjacent lands to accommodate as many spaces as possible (100), given the current site constraints.

No. 2- Response

The applicant does not believe that it has caused the exceptional or extraordinary conditions. It appears that the current R-4 zoning classification, without a variance, is somewhat incompatible with certain uses that are a part of the maximum off-street parking yield.

No. 3- Response

The applicant believes that strict compliance with the chapter would unreasonably prevent the applicant from using the property in the maximum off-street parking yield the applicant is able to achieve.

No. 4- Response

The applicant does not believe that the authorizing of the variance request for a parking space reduction will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest. The property occupies one city block and the requested uses are mainly internal to the existing property.

No. 5- Response

The applicant does not believe that the authorizing of the variance to reduce parking lot spaces will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest.

No. 6- Response

The applicant believes that the requested variance to reduce parking lot spaces is the minimum variance possible for reasonable use of the property.

No. 7- Response

The applicant anticipates that with the variance, the proposed development, being situated within an its own city block to help absorb and organize traffic and parking needs, would not impair the supply of light and air to the adjacent property, increase the danger of fire, endanger the public safety, or diminish property values within the area.

No. 8- Response

The applicant does not regard the requested variance as a change of use, but only a variation or modification from the provisions of this chapter.

D. FOR USE VARIANCE – Provide responses for subsections 1 through 4. **See Attachment 2**

The zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

1. The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate. _____

2. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.

3. The problem and resulting need for the variance has not been self-created by the applicant. _____

4. The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered. _____

Attachment 2

Proposed Coffee Shop

No. 1- Response

The revenues generated from the proposed coffee shop use would contribute to the overall project revenues required to cover expenses and meet committed investment returns.

No. 2- Response

The proposed development incorporates a mixed-use approach to the former Allen School property as a historic adaptive reuse project. The Allen school property is a unique structure to try to adaptively rehabilitate and reuse as a mixed-use housing project given its former use and function. The applicant has developed a financially viable redevelopment plan for the property using a mixed-use format that maintains housing as the principal use, along with a variety of accessory uses that contribute to the community need and the revenue stream required to sustain the project operations over time. The applicant would like to provide a small coffee shop business and other accessory uses that contribute to the quality of life and convenience for the future tenants, nearby families, employees and visitors to the neighborhood and greater Health District area.

No. 3- Response

The applicant does not believe that it has caused the exceptional or extraordinary conditions. It appears that the current R-4 zoning classification, without a variance, is somewhat incompatible with certain uses that are a part of the applicant's proposed mixed use program desired to deliver a viable project.

No. 4- Response

The proposed coffee shop as an accessory use on the main level of an existing structure will not alter the essential character of the area. Rather, it will serve as a direct amenity to those who live at the property, those who would use the proposed daycare, and would serve the nearby residents, businesses and institutions located within the Health District.

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Jackson Citizen Patriot

CITY OF JACKSON PURCHASING
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011106937

Sales Rep: Joseph Rosa
Account Number:20006038
AD#: 0011106937

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
07/09/2026	Public Notices MI	CITY OF JACKSON ZONING BOARD OF APPEALS NOTICE OF PUBLIC	906 E Pearl St. (Parcel #7-056000000)	1 x 102 L	
Affidavit Notary Fee - 07/09/2026					\$30.00
Basic Ad Charge - 07/09/2026					\$241.52
Total					\$271.52

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



AD#: 0011106937

State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Jackson Citizen Patriot is a public newspaper published in the city of Jackson, with general circulation in Jackson county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jackson Citizen Patriot 07/09/2026

Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 09th day of July 2026

*Russell
Mackowski*



Notary Public

**CITY OF JACKSON
ZONING BOARD OF
APPEALS
NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN the City of Jackson Zoning Board of Appeals will hold a public hearing to hear a request for use variance pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant :
Michael Rivait
PO Box 20092
Ferndale MI, 48220

Subject property:
906 E Pearl St. (Parcel #7-056000000)

Variance Request:
The applicant requests a Use Variance from Section 28-71, (138) Coffee Shop of the zoning ordinance which does not permit Coffee Shop/ Restaurant as a permitted use in the R-4, High Density Apartments and Office Zoning District.

The applicant requests a Supplemental variance from Section 28-100, (a), (b), (c), to decrease the required parking of 153 spaces for the Residential units, Coffee Shop, and Child Care Facility.

Effect of request:
Approval of the Use Variance request will permit Coffee Shop/ Restaurant as a permitted use in the R-4, High Density Apartments and Office Zoning District. Approval of the Supplemental Variance request will permit the decrease of required parking spaces for the Residential Units, Coffee Shop, and Child Care Facility to 100 spaces from 153 spaces (A reduction of 53 spaces)

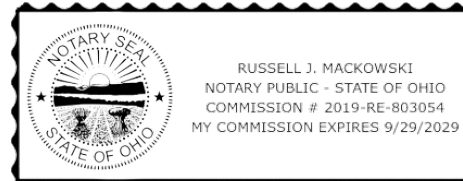
YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the use variance request at:

5:30 PM on July 23, 2026,
in City Hall Council
Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact

John O'Connor at 517-768-6426 or
Joconnor@cityofjackson.org
with comments. Written comments may be mailed to
161 W. Michigan Avenue,
Jackson, MI 49201, c/o John
O'Connor. All comments
and/or questions must be
received no later than
12:00PM on July 23, 2026.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CITY OF JACKSON

ZONING BOARD OF APPEALS

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YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the use variance request at:

You are invited to attend the public hearing to be held:

**5:30PM on July 23, 2026, in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own or occupy property within three hundred (300) feet of the property above outlined in purple. **If you are not the applicant, you are not required to attend the public hearing or respond to this notice.**

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request, you may attend the public hearing or contact John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mailed to 161 W. Michigan Avenue, Jackson, MI 49201, c/o John O'Connor. All comments and/or questions must be received no later than 12:00PM on July 23, 2026.

Application for Variance

Requires a public hearing before Zoning Board of Appeals.

The \$500.00 variance fee must be submitted with the application.

Instructions and additional information on Page 2 and Page 3

Nature of Variance: ☐ Dimensional ☐ Supplemental ☐ Use

APPLICANT

Name: CITY of JACKSON
Address: 161 W. MICHIGAN AVE.
City: JACKSON State: MI Zip: 49201
Phone: (517) 768-6461
Email: cmays@cityofjackson.org

PROPERTY OWNER

☒ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 5-123800000
Address: 1221 S MLK JR Drive
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

Current Zoning Designation: C-2
Current Use: ☐ Residential ☐ Commercial
☐ Industrial ☐ Mixed ☐ Vacant

VARIANCE INFORMATION (Attach additional pages as needed, use separate form for each code section being appealed)

- List Code Section number(s) from which a variance is requested from: _____
- Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):

Is/will an attorney be representing your variance request: ☐ YES ☐ NO

If yes will the attorney be present at the ZBA meeting: ☐ YES ☐ NO

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. I also give permission to the ZBA members and staff reviewers to enter my property to review aspects of the variance appeals request on the site.


Signature of Applicant Date 6/24/26

Signature of Owner
(If different than applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PZBA 26-0011 Application Accepted By: _____

Materials Submitted with Application: ☐ Plans ☐ Letter ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

A. INSTRUCTIONS TO APPLICANTS FOR VARIANCE OR APPEALS.

1. Separate application forms and added fees shall be submitted for each individual, unrelated type of variance.
2. For dimensional, supplemental, or use variance requests, the applicant shall submit an 8.5" x 11" sketch plan showing: dimensions from street/property lines, sidewalks, buildings on site and on adjoining property, utility easements, and other existing facilities and structures.
3. If the owner cannot sign this form, the applicant must submit a letter from the owner, requesting the variance.

B. THE FOLLOWING ITEMS MUST BE ADDRESSED.

Your application will be considered incomplete and will not go before the Zoning Board of Appeals until Section C and/or Section D is complete; attach additional pages if necessary.

C. FOR DIMENSIONAL OR SUPPLEMENTAL VARIANCE – Provide responses for subsections 1 through 7.

In authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

1. There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district. _____

2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. _____

3. Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter. _____

4. The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest. _____

5. The variance is the minimum variance possible for reasonable use of the property. _____

6. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area. _____

7. Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter. _____

D. FOR USE VARIANCE – Provide responses for subsections 1 through 4.

The zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

1. The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate. _____

2. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.

3. The problem and resulting need for the variance has not been self-created by the applicant. _____

4. The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered. _____

Use and Supplemental Variance
906 E Pearl St.
City of Jackson, Michigan

GENERAL INFORMATION

Applicant	City of Jackson 161 W Michigan Ave Jackson MI, 49201
Subject Location:	1221 S Martin Luther King Junior Drive (Parcel #5-123800000)
Received Date:	July 05, 2026
Current Zoning:	C-2 Community Commercial
Action Required:	The zoning board of appeals shall hear and decide only such matters as the board is specifically authorized to pass on as provided in this chapter (Chapter 28). The board has the power to grant variances, decide appeals on administrative decisions and to interpret the boundary lines of the zoning map. The board shall not have the power to alter or change the zoning district classification of any property; nor to make any changes in the terms of this article (Article VIII).

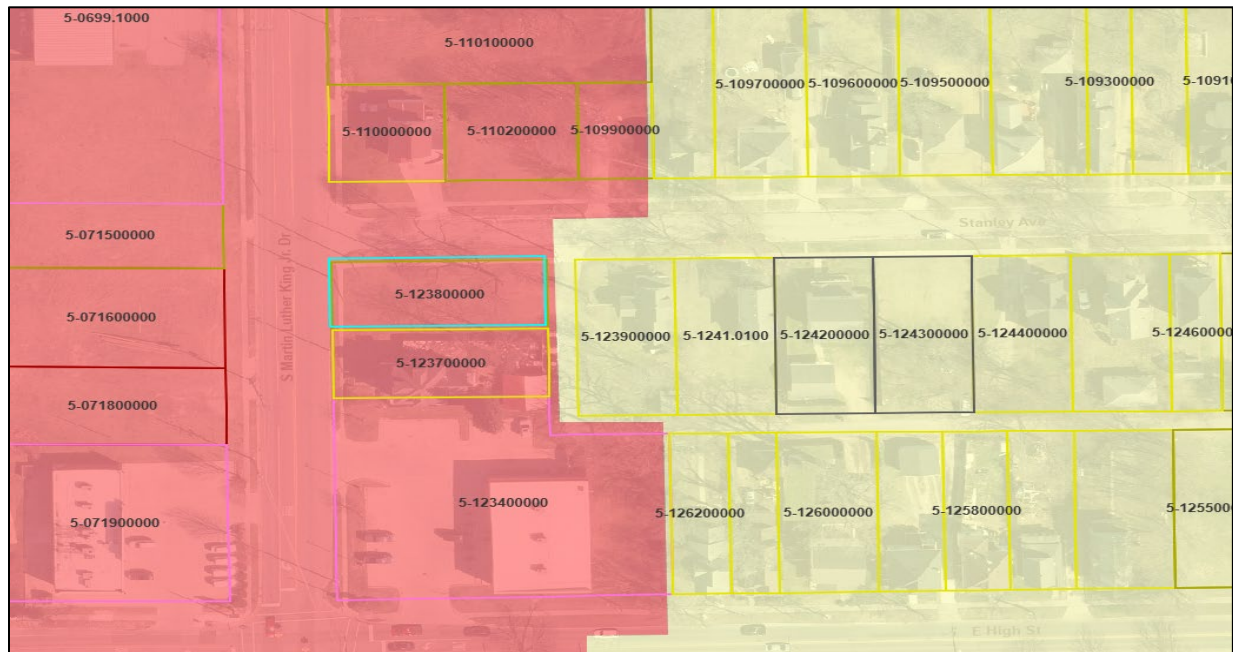
SITE/PROPERTY DESCRIPTION

The .17-acre parcel Located at the Southwest corner of the 1200 Block intersection of S. Martin Luther King Junior Drive and Stanley Street. The vacant parcel is surrounded by residential parcel on 3 of 4 sides and has been identified by the MLK-CIA Corridor for Residential Redevelopment, Via the 100 Homes Program. The property can not be rezoned as it is zoned consistently with out Future land Use Map.



NEIGHBORING ZONING AND LAND USE

The property is currently zoned C-2, Community Commercial; the table and map below identify the surrounding zoning designations.



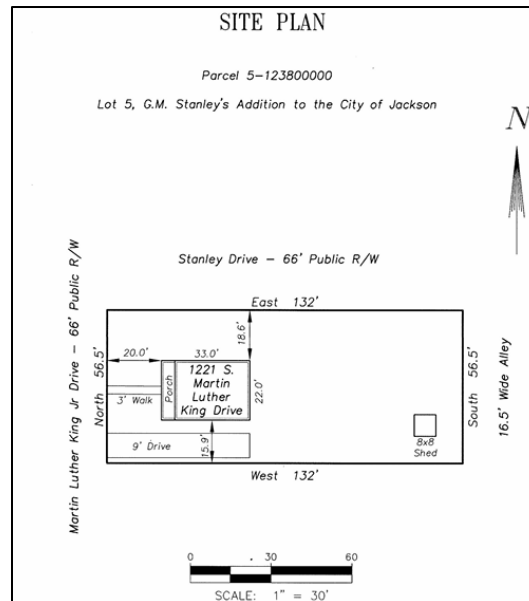
	North	South	East	West
Zoning	C-2 Community Commercial	C-2	R-1 One Family Residential	C-2
Land Use	Residential	Residential	Residential	Vacant Commercial

VARIANCE REQUESTS

The applicant requests a Use Variance from Section 28-71, (52), to allow residential use at the first floor in the C-2, Community Commercial Zoning District.

Effect of request:

Approval of the Use Variance request will permit the construction of a single-family home for residential use in the C-2. Community Commercial Zoning District.



ESSENTIAL FACILITIES AND SERVICES

The subject property is currently served, or has access to, essential city facilities and services.

TRAFFIC IMPACT AND SITE ACCESS

Traffic volume will not increase if a use variance is approved.

USE VARIANCE STANDARDS

Per Section 28-238(d) the zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

- (1) The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate;

Staff Comment: *The proposed use is the highest and best use of the subject property. The surrounding area supports commercial development, but this property is too small to allow for zoning requirements to be met for commercial use.*

- (2) The need for variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must

demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance;

Staff Comment: *the current zoning designation is consistent with the City of Jackson's future land use map. The additional use of residential at the first floor is the only way to allow for this development's approval.*

- (3) The problem and resulting need for the variance has not been self-created by the applicant;

Staff Comment: *The problem and resulting need for the variance has not been self-created by the applicant.*

- (4) The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered.

Staff Comment: *Approval of the requested use variance will not alter the essential character of the area.*

RECOMMENDATIONS

Based on the following findings of fact, staff recommend approval of the requested use variance property at 1221 S Martin Luther King Junior Drive (Parcel #5-123800000) to allow the applicant to use the first floor for residential use.

1. *The current use is the highest and best use of the subject property.*
2. *The problem and resulting need for the variance has not been self-created by the applicant.*
3. *Approval of the requested use variance will not alter the essential character of the area.*

Furthermore, if approved, we recommend the following condition(s):

1. *Property to meet all applicable zoning ordinances and building code regulations.*
2. *Construction to begin within 180 days.*
3. *Construction to be substantially completed in 365 days to avoid the nullification of the variance's requested*

Respectfully,



R. John O'Connor
Planning Director, City of Jackson

cc: Applicant

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Jackson Citizen Patriot

CITY OF JACKSON PURCHASING
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011106934

Sales Rep: Joseph Rosa
Account Number:20006038
AD#: 0011106934

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
07/09/2026	Public Notices MI	CITY OF JACKSON ZONING BOARD OF APPEALS NOTICE OF PUBLIC	1221 S Martin Luthor King Junior Drive (Parcel	1 x 82 L	
Affidavit Notary Fee - 07/09/2026					\$30.00
Basic Ad Charge - 07/09/2026					\$194.15
Total					\$224.15

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



AD#: 0011106934

State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Jackson Citizen Patriot is a public newspaper published in the city of Jackson, with general circulation in Jackson county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jackson Citizen Patriot 07/09/2026

Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 09th day of July 2026

*Russell
Mackowski*



Notary Public

**CITY OF JACKSON
ZONING BOARD OF
APPEALS
NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN
the City of Jackson Zoning Board of Appeals will hold a public hearing to hear a request for use variance pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:
City of Jackson
161 W Michigan Ave
Jackson MI, 49201

Subject property:
1221 S Martin Luther King
Junior Drive
(Parcel #5-123800000)

Variance Request:
The applicant requests a Use Variance from Section 28-71, (52), to allow residential use at the first floor in the C-2, Community Commercial Zoning District.

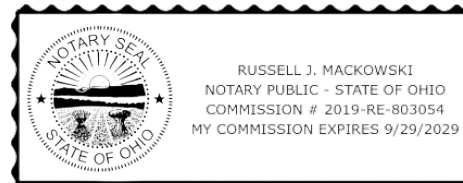
Effect of request:
Approval of the Use Variance request will permit the construction of a single-family home for residential use in the C-2, Community Commercial Zoning District.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the use variance request at:

5:30 PM on July 23, 2026,
in City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact John O'Connor at 517-768-6426 or Joconnor@cityofjackson.org with comments. Written comments may be mailed to 161 W. Michigan Avenue, Jackson, MI 49201, c/o John O'Connor. All comments and/or questions must be received no later than 12:00PM on July 23, 2026.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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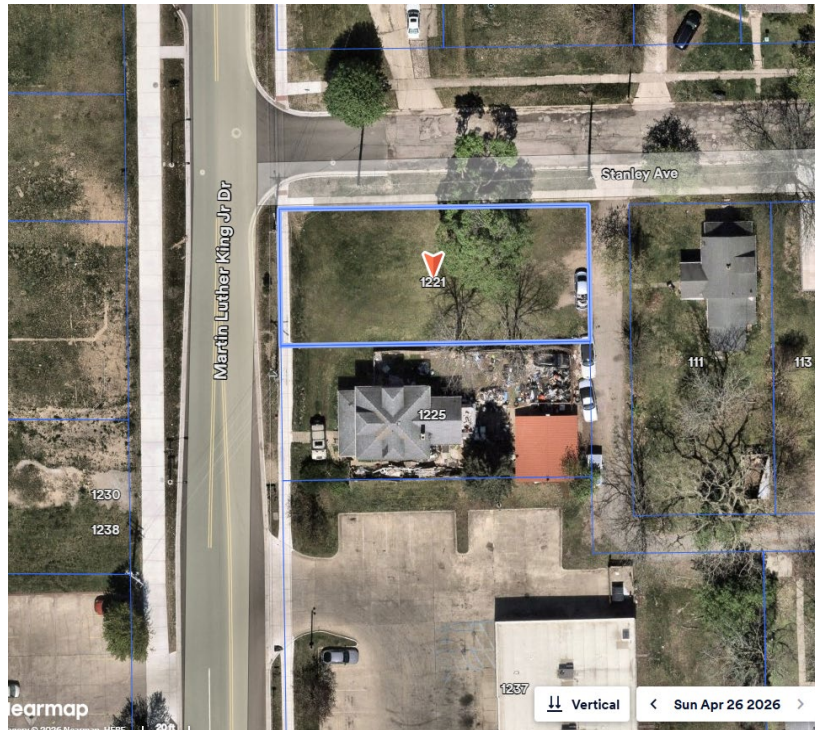
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(52), to allow residential use at
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Zoning District.



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You are invited to attend the public hearing to be held:

**5:30PM on July 23, 2026, in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own or occupy property within three hundred (300) feet of the property above outlined in purple. **If you are not the applicant, you are not required to attend the public hearing or respond to this notice.**

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request, you may attend the public hearing or contact John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mailed to 161 W.

Michigan Avenue, Jackson, MI 49201, c/o John O'Connor. All comments and/or questions must be received no later than 12:00PM on July 23, 2026.

A Strategy for Inclusive Mixed-Use Development in Downtown Jackson



By: Sven Harrison
&
Alec Herr

Agenda

- Project background
- Importance of Mixed-Use Properties
- Proposed Plan
- Proposed Design
- Phases of the Project
- Cost of Inaction
- Summary

Plan

A Proposed plan for a mix use structure, one that meets the needs for both a business and living

The proposed is a 3-story mix use.

1st-story being a grocery store /coffee shop.

2nd-story to be partial office space with remaining being apartments.

3rd-story is to become all apartments

Roof top garden/ area for family to meet.

The ongoing City Master Plan update

The need for unique inclusive public engagement strategies

The need for a local farm-to-table market **in the downtown**

The need for a mixed-use structure

Commercial structure to include a grocery for better accessibility to the area small-scale farm and artisan producers

Creating jobs, homes and social interaction in the downtown

To create a new opportunity to partner with and expand the City Farmers Market

The need for inclusive housing and opportunities for all income levels

What Inspired this Project?

Why a mix use project is important for the downtown core?

PROS

- Easy Accessibility to Downtown Events
- Job Creation
- Enhanced walkability and bike-ability
- Diversified revenue streams
- Sustainable design potential
- Creates a self-sufficient ecosystem
- Decreases dependency of cars
- Provides demand for public transit

CONS

- Traffic management issues
- Concerns about noise, congestion, or loss of neighborhood character (this can be addressed by designing the structures, so they are in keeping with neighborhood character)
- Balancing the needs of diverse land uses

ATTENTION: The Jackson County Parcel Viewer will experience downtime in the coming weeks due to system upgrades. We thank you for your patience and understanding.



PRINT (PDF) ▾ BUFFER ▾ MEASURE CLEAR

INFO THEMES LAYERS HELP

ZOOM TO PAN TO

OWNER INFORMATION

NAME CITY OF JACKSON
ADDRESS 161 W MICHIGAN AVE
JACKSON, MI 49201
HOMESTEAD % 0

PARCEL INFORMATION

PARCEL ID 5-2288.2000
ADDRESS S COOPER ST
JACKSON, MI 49203
PROP CLASS 202 - COMMERCIAL VACANT
STATUS Active
ACREAGE 0
GOVT UNIT City of Jackson
TAX UNIT City of Jackson
SCHOOL DIST JACKSON PUBLIC SCHOOL
LIBER/PAGE 2282-1132
LAST UPDATED June 23, 2026

ASSESSMENT INFORMATION

Year	Assessed	Taxable
2023	\$0	\$0
2024	\$0	\$0
2025	\$0	\$0

TAX DESCRIPTION

PART OF LOT 72 JACKSON URBAN RENEWAL REPLAT #4
IN THE W 1/2 OF SEC 2, DESC AS BEG AT NE COR OF LOT
72 TH ALG E LN OF SD LOT 72 AND W LN OF AIRLINE DR
(NKA COOPER ST) 271.41 FT ALG THE ARC OF A 1,196.56
FT RADIUS CIRUCLAR CURVE TO THE LEFT, WITH A
CHORD BEARING S 10°43'50"E 270.82 FT TH S 57°10'58" W
157.19 FT TH N 30°12'39" W 128.94 FT TH N 15°30'28" W
252.15 FT TH S 89°10'10" E 214.08 FT ALG N LN OF SD LOT
TO BEG. REVISED LEGAL 5/4/2026

Cooper St- Project

The Proposal for the Downtown Core

To Build a 3-story mixed use building

1st Story- A local Convenient/Grocery store selling fresh food and fruits.

2nd Story- A mix of apartments and office spaces

3rd Story- Apartments. All apartments have access to the rooftop for socializing and activities

Rooftop- Access to be set up for gatherings, such as eating, socializing or other, accessible only to building occupants and their guests

The Proposal for the Downtown Core

Exterior- Finishes to compass the use of permanent materials such as bricks, cement siding, windows to be clear glass, commercial throughout the building, Parking lot having access to two of the streets on the South & East side with the dedicated parking for tenants only

mass timber structure elements rather than cement, steel and glass. low impact development elements such as bioswales for onsite stormwater capture, green roof, mature tree preservation, turf grid parking areas, bicycle parking, transit-oriented site design that embraces the local bus route,





Examples of Mixed-Use Buildings

small scale projects in Marshall and Hancock- <https://www.michigan.gov/whitmer/news/press-releases/2026/05/05/whitmer-announces-15-apartments-commercial-space-coming-to-the-up-downtown-marshall>

A medium scale project in Muskegon: <https://michigancommunitycapital.org/michigan-community-capital-invests-in-muskegon-midtown-center-to-bring-mixed-use-housing-and-community-space-to-deeply-distressed-corridor/>

Mixed use/workforce housing project in Lansing: <https://lansingcdc.com/our-work/active-projects/pleasant-grove-holmes>

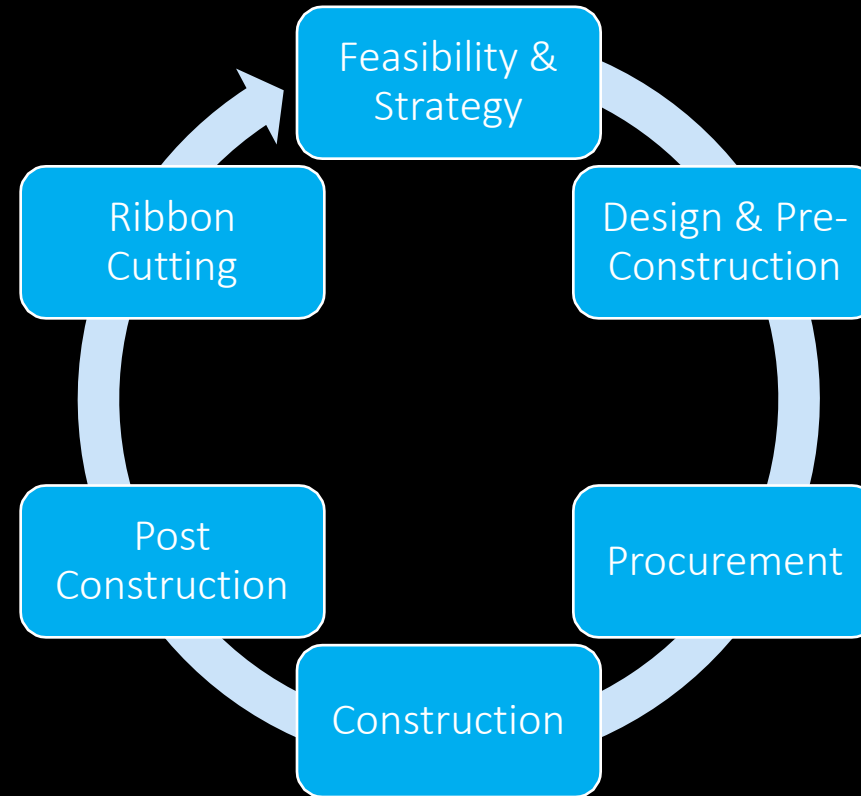








Phases of the Project



The Cost of Inaction

WHAT HAPPENS WHEN CITIZENS NEEDS
ARE NOT MET

Decline in population

Decline in trust

Decline in outcomes

Decline in Investment

WHAT HAPPENS WHEN CITIZENS NEEDS
ARE MET

Increase in population

Increase in trust

Increase in other businesses

The need for more housing

Summary

In a downtown corridor, a mixed-use structure can **boost economic activity, improve quality of life, and promote sustainability**, but it also demands **strong zoning reform, thoughtful design, and community engagement** to address traffic, stormwater management, transit connections, parking, and neighborhood concerns. Success often hinges on integrating pedestrian-friendly infrastructure, managing density wisely, and ensuring diverse, inclusive uses.

Thank you for your time and consideration