



ZONING BOARD OF APPEALS

Thursday, July 24, 2025 at 5:30 PM

City Hall, 10th Floor Conference Room

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA JULY 24,2025**
- 5. APPROVAL OF MINUTES MARCH 27, 2025**
 - A. March 27,2025
- 6. PUBLIC HEARING**
 - A. 1319 S Elm - Dimensional Variance
- 7. PUBLIC COMMENT AND CORRESPONDENCE**

(3-Minute Limit)
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. BOARD MEMBER COMMENTS**
- 11. NEXT MEETING REMINDER**
 - A. Regular Meeting August 28, 2025 5:30 PM

12. ADJOURNMENT

MINUTES – ZONING BOARD OF APPEALS MEETING

6:00 PM March 27, 2025

I. Call to Order

Chairperson Grieve called the March 27, 2025 Zoning Board of Appeals meeting to order at 6:00pm.

II. Pledge of Allegiance

III. Roll Call

PC Member	Present	Absent	Excused
Clyde Mauldin		x	
Karl Grieve	x		
Bob VanSumeren	x		
Peter Mulhearn	x		

Staff Present:

IV. Adoption of Agenda

Board Member Mulhearn moved, with support from Board Member Grieve, to approve/approve as amended the March 27, 2025 Zoning Board of Appeals meeting agenda.

Motion passed by voice vote.

V. Review and Approval of Zoning Board of Appeals Meeting Minutes

A. September 26, 2024 Zoning Board of Appeals Meeting Minutes

Board Member Mulhearn moved, with support from Board Member VanSumeren, to approve as amended the September 26, 2024 Zoning Board of Appeals meeting minutes.

VI. Public Comment and Correspondence – None.

VII. Public Hearings

A. Consideration of Use variance for parcels 7-0479.1000, 7-048000000, 7-04810000, 7-04820000, 7-047900000, 7-0479.2000, 7-04830000 located at the southeast corner of Pearl st. and Cooper St.

Board Member Grieve moved, with support from Board Member Mulhearn, to enter the Staff Report into the record as if read in whole.

Motion passed by voice vote.

Planner O'Connor summarized the variance request to utilize the first floor as residential. Further explained that the first floor will still have a commercial appearance.

Public Hearing Opened at 6:15 pm

APPLICANT/PUBLIC COMMENT

Justin Mitchell (Applicant) stated the development will provide much needed ADA accessible housing in the downtown area

Public Hearing Closed at 6:20 pm

BOARD COMMENTS

Grieve stated it was not unusual to other Developments approved with first floor residential use, in favor.

Mulhearn asked which façade would have commercial use?

Applicant stated Cooper/Pearl will have commercial appearance and provide addition renderings and floor plans.

VanSumeren is comfortable with amenities on the first floor with approval through site plan review.

Board Member VanSumeren moved, with support from Board Member Grieve, to approve supplemental variance request at 405-415 Pearl St.

PC Member	Yea	Nay	Abstained
Karl Grieve	x		
Bob VanSumeren	x		
Peter Mulhearn	x		

Motion passed 3-0 by roll call vote.

B. Consideration of Use variance for parcel 2-12250000, 908 Lansing Ave

Board Member Grieve moved, with support from Board Member Mulhearn, to enter the Staff Report into the record as if read in whole.

Motion passed by voice vote.

Planner O'Connor summarized the variance request to utilize the first floor as residential. Further explained that the home was constructed in 1912 as single-family residence and still has a residential look.

Public Hearing Opened at 6:44 pm

APPLICANT/PUBLIC COMMENT

Broker on behalf of applicant voiced support.

Public Hearing Closed at 6:49 pm

BOARD COMMENTS

Grieve reviewed C-2, noted bed and breakfast is permitted in zoning district.

VanSumeren is in support.

Mulhearn stated it does look like a house.

PC Member	Yea	Nay	Abstained
Karl Grieve	x		
Bob VanSumeren	x		
Peter Mulhearn	x		

Motion passed 3-0 by roll call vote.

VIII. Old Business

A. None

IX. New Business

A. Election of Officers

VanSumeren moved to elect Grieve as Chairman, supported by Mulhearn.

Motion passed by voice vote.

Grieve moved to elect Mulhearn as Vice Chairman, supported by VanSumeren.

Motion passed by voice vote.

X. Board Comments- None

XI. Next Meeting Reminder

Chairperson Grieve reminded the Board that the next regular ZBA meeting is scheduled for April 24, 2025, at 6:00pm.

10. Adjournment

Board Member Grieve moved, with support from Board Member VanSumeren, to adjourn the meeting at 7:00 pm.

Motion passed by voice vote.

Respectfully,



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

Application for Variance

Requires a public hearing before Zoning Board of Appeals.

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

Instructions and additional information on Page 2 and Page 3

Type/Nature of Appeal: Dimensional Supplemental Use Interpretation of Code/Map

APPLICANT

Name: Elm Plating Co. - Kevin Van Kleeck
Address: 1319 South Elm Street
City: Jackson State: MI Zip: 49203
Phone: (517) 740-5565
Email: kevin.vankleeck@elmplating.com

PROPERTY OWNER Same as applicant

Name: McCluskey Properties, LLC
Address: 1319 South Elm Street
City: Jackson State: MI Zip: 49203
Phone: (517) 937-9927
Email: jonas.mccluskey@elmplating.com

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 6-1728.100
Address: 1319 South Elm Street
City: Jackson State: MI Zip: _____
Nearest Intersection: Lewis Street

Current Zoning Designation: _____

Current Use: Residential Commercial
 Industrial Mixed

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 28-75, Sec 28-76
- Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):

Sec. 28-76. - Compliance with regulations.

(a)No building or structure shall be erected or altered contrary to the regulations prescribed for the district in which the building or structure is located.

Is/will an attorney be representing your variance appeal: 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.

Kevin Van Kleeck
Signature of Applicant

06-12-25
Date

[Signature]
Signature of Owner
(If different than applicant)

6/16/25
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: _____	Application Accepted By: _____
Materials Submitted with Application: <input type="checkbox"/> Plans <input type="checkbox"/> Letter <input type="checkbox"/> Other _____	
Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> 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. See attached

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

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. See attached

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. See attached

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

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. See attached

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. See attached

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. See attached

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. See attached

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

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. See attached



ELM AVENUE
(80' WIDE)

BAGLEY AVENUE
(80' WIDE)

GAY STREET
(80' WIDE)

LEWIS STREET
(66' WIDE)

395.82'(M)
396'(P)

125.00'

40.00'
FRONT SETBACK

PROPOSED RECTIFIER
ENCLOSURE

PROPOSED SIDEWALK AND
DRIVEWAY

49.50'
FRONT SETBACK

ZBA AREA -
REQUIRES 0.00' FOOT SETBACK

246.41'(P)
247.5'(P)

580.00'(M) 580'(P)

147.57'(P)
148.50'(P)

125.00'

1.12' (S)

343.77'(P)
306.5'(P)

VACATED PORTION OF GAY STREET
OWNERSHIP NOT RECORDED

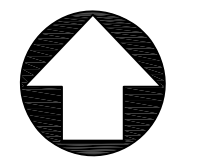
VACATED PORTION OF BAGLEY AVENUE
OWNERSHIP NOT RECORDED



A LIMITED LIABILITY COMPANY

250 ROBINSON ROAD
JACKSON, MI 49203
P: 517-783-0710
F: 517-783-0711

THESE DRAWINGS AND
CONCEPTS CONTAINED
HERE ARE THE
EXCLUSIVE PROPERTY OF
AE DESIGN SOLUTIONS
AND ARE NOT TO BE
DUPLICATED WITHOUT
WRITTEN PERMISSION OF
AE DESIGN SOLUTIONS.



NORTH

ZONING BOARD OF APPEALS
SITE PLAN

ELM PLATING CO.
1319 S. ELM AVE.
JACKSON, MICHIGAN 49203

TITLE	PROJECT	NO.	REVISION	DATE
				0000000

SCALE: 1" = 30'

DATE: 06/11/2025

DESIGN BY: CEC

DRAWN BY: CEC

PROJECT: 2025-00400

DRAWING: 2025-00400_ENG-001

SHEET

C1.0
OF
1.0



*Byron P. Schroeder, Owner
Christopher E. Crisenbery, PE, Owner*

June 20, 2025

City of Jackson
Zoning Board of Appeals
161 W. Michigan Ave.
Jackson, MI 49201

RE: Elm Plating Company

Dear Zoning Board of Appeals:

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.

The current owner and user of the property is Elm Plating. This specific facility performs Barrel Electroplating on parts and as such are required to replace and updated inefficient, outdated components to continue to be compliant and competitive in the Electroplating Business. Elm Plating needs to construct a Rectifier Enclosure adjacent to this equipment. This will be similar to our North Electroplating line with a separate structure for its rectifier equipment.

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

Elm Plating will not be able to meet all of our customer needs without the machine upgrade in our current process. The updated equipment takes up all available space within the existing facility of the current location of this electroplating line, requiring this variance request for the Rectifier Enclosure.

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.

Without the addition of this equipment the current operations would need to be suspended permanently.

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.

The adjacent properties are zoned I-2. There are some R-1 properties relatively close to the proposed enclosure, however the Rectifier Enclosure reduces any environmental or aesthetic concerns of having this equipment placed on-site with no enclosure.

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

Due to the necessary proximity to the updated electroplating equipment that needs the Rectifier Enclosure and to minimize any impact to the public ROW this location was selected. The Rectifier Enclosure requires a zero lot line for its proposed 32 foot width of the enclosure. The enclosure size is the minimum allowable room to adequately protect the equipment while maintaining the necessary safety separation distances for maintenance.

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.

This is an Industrial District with numerous treatment and support equipment in and around many of the adjacent properties. The addition of this equipment should not impact the supply of light, nor congestion in the ROW.

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.

The addition of this equipment is solely for the continued current use of this facility.

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.

The property has previously been developed and has functioned in its current capacity for many years. The loss of a production line due to the inability to Upgrade this Equipment would result in loss of jobs and millions of dollars in lost revenue.

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.

As previously stated, the required addition of this outside equipment is to comply with the need of updated processing equipment but improves productivity, efficiency and competitiveness of the plant. The on-going success of manufacturing plants requires the processing equipment to meet current and future requirements while maintaining productivity.

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

The requested variance is not self-imposed.

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.

Elm Plating has been located on this site for many years and is surrounded by numerous manufacturing facilities. The addition of this enclosure will not result in any change of character or alteration of the typical landscaping around this or any other manufacturing facility.

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 two (2) dimensional variances pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:

Elm Plating Co. Kevin Van Kleeck
1319 S Elm Street
Jackson, MI 49203

Subject property:

1319 S Elm Street parcel# 6-1728.1000

Variance Request:

Dimensional variance from Section 28-75 which requires a ten (10) foot minimum side yard setback and a forty (40) foot minimum front yard setback in the I-2, Light Industrial zoning district.

Effect of request:

Approval will permit a zero-foot non-addressed front yard setback between the building at the south exterior wall and the property line of Lewis Street. The addition of rectifier will not affect the addressed front yard setback.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the dimensional variance requests at a public hearing to be held on:

**5:30PM on July 24, 2025 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 yellow. **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 5:00PM on July 24, 2025.

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 two (2) dimensional variances pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:

Elm Plating Co. Kevin Van Kleeck
1319 S Elm Street
Jackson, MI 49203

Subject property:

1319 S Elm Street parcel# 6-1728.1000

Variance Request:

Dimensional variance from Section 28-75 which requires a ten (10) foot minimum side yard setback and a forty (40) foot minimum front yard setback in the I-2, Light Industrial zoning district.

Effect of request:

Approval will permit a zero-foot non-addressed front yard setback between the building at the south exterior wall and the property line of Lewis Street. The addition of rectifier will not affect the addressed front yard setback.

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

**5:30PM on July 24, 2025 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 R. 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 R. John O'Connor. All comments and/or questions must be received no later than 5:00PM on July 24, 2024.

Dimensional Variance 1319 S. Elm Street City of Jackson, Michigan

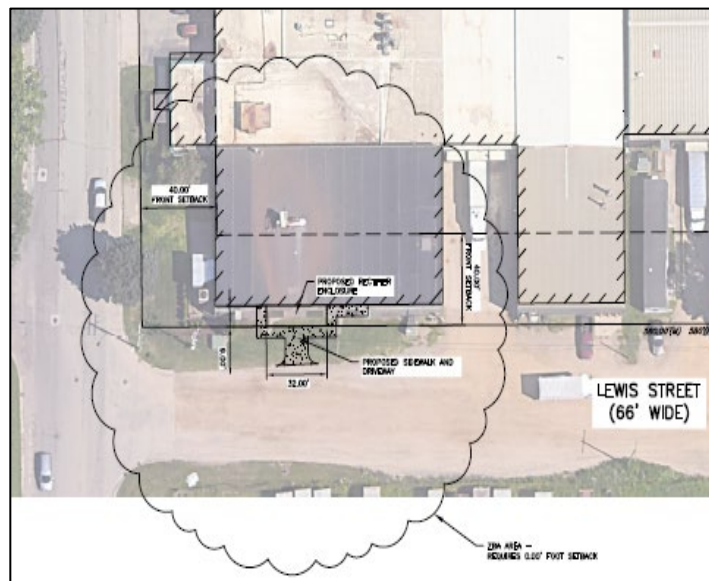
GENERAL INFORMATION

- Applicant:** Elm Plating Co. -Kevin Van Kleeck
1319 S Elm Street
Jackson, MI 49203
- Subject Location:** 1319 S Elm (Parcel #6-1728.10)
- Received Date:** June 26, 2025
- Current Zoning:** I-2, General Industrial
- 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

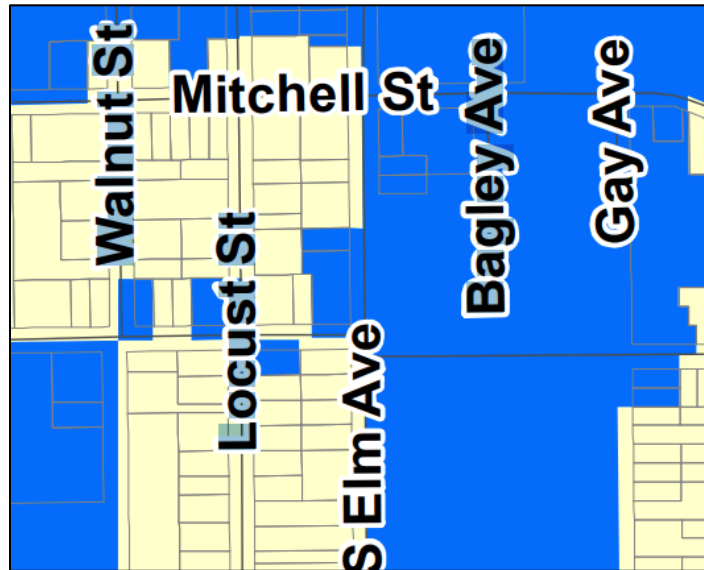
The seven (7) acre developed lot, site of Elm Plating, is located northeast of the intersection of S. Elm St. and Lewis Street.; the southern boundary of the property is the dirt section of Lewis St. The existing structure, consisting of office space, manufacturing facility, and warehouse, is approximately 101,894 square feet of total area.

The owner/applicant has submitted an application to install a 256 square-foot addition on the south side of the manufacturing section of the structure at the zero-lot line. The purpose of the addition is for enclosed storage of the Rectifier required for the process of electroplating.



NEIGHBORING ZONING AND LAND USE

The property is currently I-2, General Industrial; the table below identifies the surrounding area is all I-2 shaded in blue and the R-1, One Family Residential areas are shaded in white.

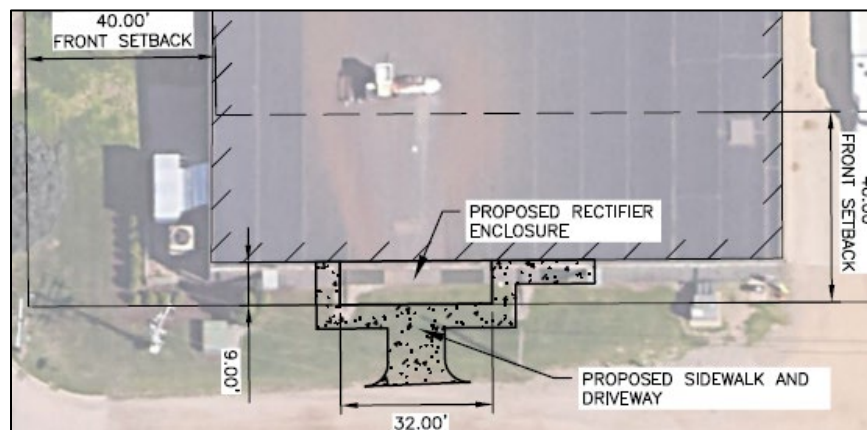


	North	South	East	West
Zoning	I-2, General Industrial	I-2, General Industrial	I-2, General Industrial	I-2, General Industrial R-1 Residential
Land Use	Industrial	Industrial	Public and Commercial	Industrial Residential

VARIANCE REQUESTS

The applicant requests a dimensional variance from Section 28-75 which requires a ten (10) foot minimum side yard setback and a forty (40) foot minimum front yard setback in the I-2, General Industrial zoning district.

Approval will permit a zero (0) foot minimum side yard setback between the nearest building corner and the south property line, and a forty (40) foot minimum front yard setback between the nearest building corner and the western property line.



DIMENSIONAL 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 it is located in an area where the zoning changes from I-2: General Industrial to R-1: One Family Residential. The site is located just south of Pennsylvania Rail Lines and buildings in the area were historically built with a zero-lot line setback (as evidenced by Jackson Tumble Finish to the east and the Jackson Grinding Company to the North, south side of Mitchell St).*

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

Staff Comment: *The need results from the failure of existing equipment to meet the demands of the electroplating and manufacturing processes. Requiring the Rectifier to be moved from proximity to the equipment that it powers would cause Elm Plating to be forced to increase conductor size and increase the service size to accommodate the long travel distance of the current.*

- (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 add hundreds of thousands of dollars to the cost of the Rectifier and its enclosure.*

- (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: *As noted previously, many buildings in the area have been built with a zero-lot line setback as was customary in the general industrial areas. It is not anticipated that the authorization of a variance will be a detriment to adjacent properties or alter the character of the area.*

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

Staff Comment: *Staff is of the opinion the dimensional variance requests are 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 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.*

- (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 dimensional 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 dimensional variance requests, as presented, at 1319 S Elm (Parcel #6-1728.100).

1. *The site is located just of Pennsylvania Rail lines and buildings in the area were historically built with a zero-lot line setback at multiple industrial locations.*
2. *The uniqueness of the property is due to the existing zoning designation, lot configurations, and historical development of the area.*
3. *Authorizing the dimensional 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.*

Respectfully,



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

cc: Applicant