



ZONING BOARD OF APPEALS

Thursday, October 23, 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 OCTOBER 23, 2025

5. APPROVAL OF MINUTES

A. Minutes of August 28, 2025, Zoning Board of Appeals Meeting

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

(3-Minute Limit)

7. PUBLIC HEARINGS

A. Dimensional Variance Request for 1825 Grovedale Avenue (Parcel #3-287300000)

B. Dimensional Variance Request for 609 Seventh Street (Parcel #3-039100000)

C. Dimensional Variance Request for 414 S Blackstone (Parcel #4-0307.0100), 305 W Wesley Street (Parcel # 4-030400000), 312 W Franklin Avenue (Parcel # 4-031100000)

8. NEW BUSINESS

9. BOARD MEMBER ANNOUNCEMENTS

10. NEXT MEETING REMINDER, DECEMBER 4, 2025

11. ADJOURNMENT

MINUTES – ZONING BOARD OF APPEALS MEETING

5:30 PM August 28, 2025

I. Call to Order

Vice Chairperson Mulhearn called August 28, 2025, Zoning Board of Appeals meeting to order at 5:53 pm.

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 Mauldin moved, with support from Board Member VanSumeren, to approve August 28, 2025, Zoning Board of Appeals meeting agenda.

Motion passed by voice vote.

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

A. Zoning Board of Appeals Meeting Minutes

Board Member VanSumeren moved, with support from Board Member Mulhearn, to approve July 24, 2025, Zoning Board of Appeals meeting minutes.

VI. Public Comment and Correspondence –

A. Staff received an email from a resident which will be read during hearing for 1970 Kibby Road hearing.

VII. Public Hearings

A. Consideration of Use variance for (Parcel #4-0509.0100) 800 S Jackson Street

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

Motion passed by voice vote.

Planner O'Connor summarized that the residential area, although designated as commercial, will be addressed in the next master plan's land use map and eventually be rezoned as residential. To keep with the characteristics of long-standing residential neighborhood. The commercial lot with only

4,605 Square feet would prove difficult to meet design criteria, making this location undevelopable. This in fact would be highest and best use.

Public Hearing Opened at 5:58 pm

APPLICANT/PUBLIC COMMENT

Cory Mays (Applicant) stated the development will provide much needed accessible housing, will be in line with the character of the existing neighborhood, and would allow for development of Commercial lot with limited options for its zoning designation.

Public Hearing Closed at 6:00 pm

BOARD COMMENTS

Mulhearn stated commercial does not fit in the neighborhood.
VanSumeren agreed with staff that this is the highest and best use.

Board Member Mauldin moved, with support from Board Member VanSumeren, to approve supplemental variance request at 800 S Jackson Street.

PC Member	Yea	Nay	Abstained
Clyde Mauldin	x		
Bob VanSumeren	x		
Peter Mulhearn	x		

Motion passed 3-0 by roll call vote.

B. Consideration of Dimensional variance for (Parcel #3-316600000), 1970 Kibby Road.

Board Member Mauldin moved, with support from Board Member VanSumeren, 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 that existing sign has been in place since 2000 and the slightly modified new sign will not change significantly in size, or affect traffic safety, only requested that Manor house discontinue use as required in the R-1 zoning district 30 minutes after sunset and resume 30 minutes before sunrise.

Public Hearing Opened at 6:05 pm

APPLICANT/PUBLIC COMMENT

Jim Johnson (Johnson Sign) on behalf of applicant voiced support.
Planner O'Connor read the email from Nick Reichert - noticeably brighter at night, would like to have the light spray reduced at night. Staff explained that R-1, R-2, and R-3 zoning districts require discontinued use 30 minutes after sunset until 30 minutes before sunrise

Public Hearing Closed 6:05 pm

BOARD COMMENTS

None were Given

Board Member VanSumeren moved, with support from Board Member Mulhearn, to approve dimensional variance request for 1970 Kibby Rd.

PC Member	Yea	Nay	Abstained
Mauldin	x		
Bob VanSumeren	x		
Peter Mulhearn	x		

Motion passed 3-0 by roll call vote.

VIII. Old Business

A. None

IX. New Business

A. None

X. Board Comments- None

XI. Next Meeting Reminder

Vice Chairperson Mulhearn reminded the Board that the next regular ZBA meeting is scheduled for September 25, 2025, at 6:00pm.

10. Adjournment

Board Member Mauldin moved, with support from Board Member VanSumeren, to adjourn the meeting at 6:20 pm.

Motion passed by voice vote

Respectfully,



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

Dimensional Variance 1825 Grovedale Avenue. City of Jackson, Michigan

GENERAL INFORMATION

Applicant Jason Cure
1825 Grovedale Avenue
Jackson Mi, 49203

Subject Location: 1825 Grovedale Avenue (Parcel # 3-287300000)

Received Date: August 25, 2025

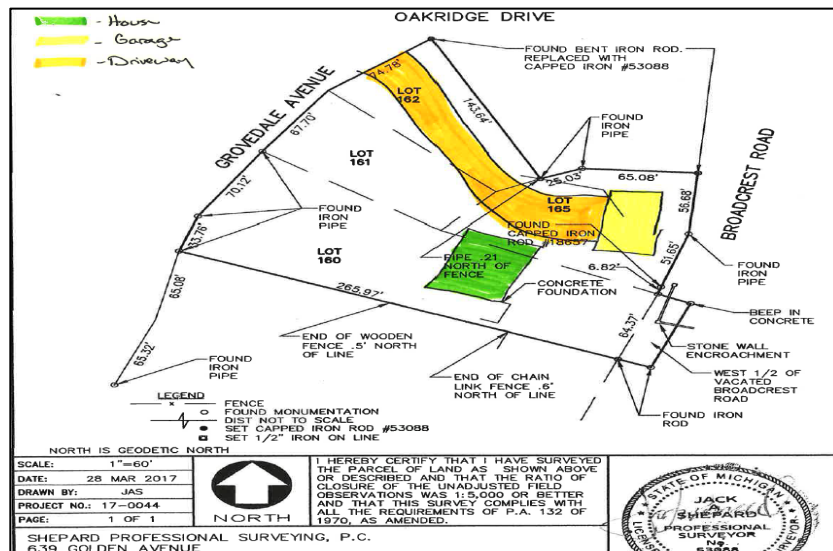
Current Zoning: R-1 ne Family Residential

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 1.49 acre parcel with a single family home located in the Essex Heights at the Southeast intersection of N. Grovedale Avenue and Oakridge Drive, sharing a boarder with Broadcrest Road to the east.

The Applicant/Owner has submitted applications for zoning and building for the erection of the new garage with loft storage to be located at its closest corner to the north property line at seventeen (17) feet one (1) inch off the corner northwest corner of the garage and the Northeast corner will be twenty-on (21) feet from the property line. The height requested is twenty-three (23) feet six (6) inches.



NEIGHBORING ZONING AND LAND USE

The property is currently zoned R-4, High Density Apartments and Office; the table and map below identify the surrounding zoning designations. The red dots indicate the parcels to be utilized by the Interfaith Shelter.



	North	South	East	West
Zoning	R-1 One Family Residential	R-1 One Family Residential	R-1 One Family Residential	R-1 One Family Residential
Land Use	Residential	Residential	Residential	Residential

VARIANCE REQUESTS

Dimensional variance from Section 28-120 (2) a.(3.) to allow the erection of a garage with a loft for storage at a height of 23 feet 6 inches. The maximum height allowed by ordinance is 15 feet.

Effect of request:

Approval will permit the applicant to obtain a permit and allow the erection of a garage with loft at height of 23 feet 6 inches



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 the size of the lot is 1.19 acres and the previous owner had a garage located on the south property line at the zero-setback mark. The garage was approximately twenty (20) feet wide and twenty-six (26) feet long, demolished by a previous owner on 6.2.2017.*

- (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 Owner/Applicants wish for a garage and personal storage space.*

- (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 vehicles to be stored under cover or allow the storage of outdoor furnishings and other items normally stored for the winter. Currently the Owner/Applicant is using offsite storage at a great inconvenience.*

- (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 garage design and placement will not alter the character of the neighborhood and will complement the primary structure.*

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

Staff Comment: *Staff is of the opinion that 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 1825 Grovedale Ave. (parcel # 3-287300000)

1. *The site is located at 1825 Grovedale Ave. with all surrounding properties having the same zoning designation R-1.*
-

2. *The uniqueness of the property is due to the property not having adequate storage or any garage space.*
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. The property Owner has removed trees from the area the garage is to be built. The tree canopy line created shade canopy greater than what the new structure will provide. The software Shademap was utilized for a virtual simulation showing the shade created from the trees and determined that the shaded area would not be increased.*

Respectfully,



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

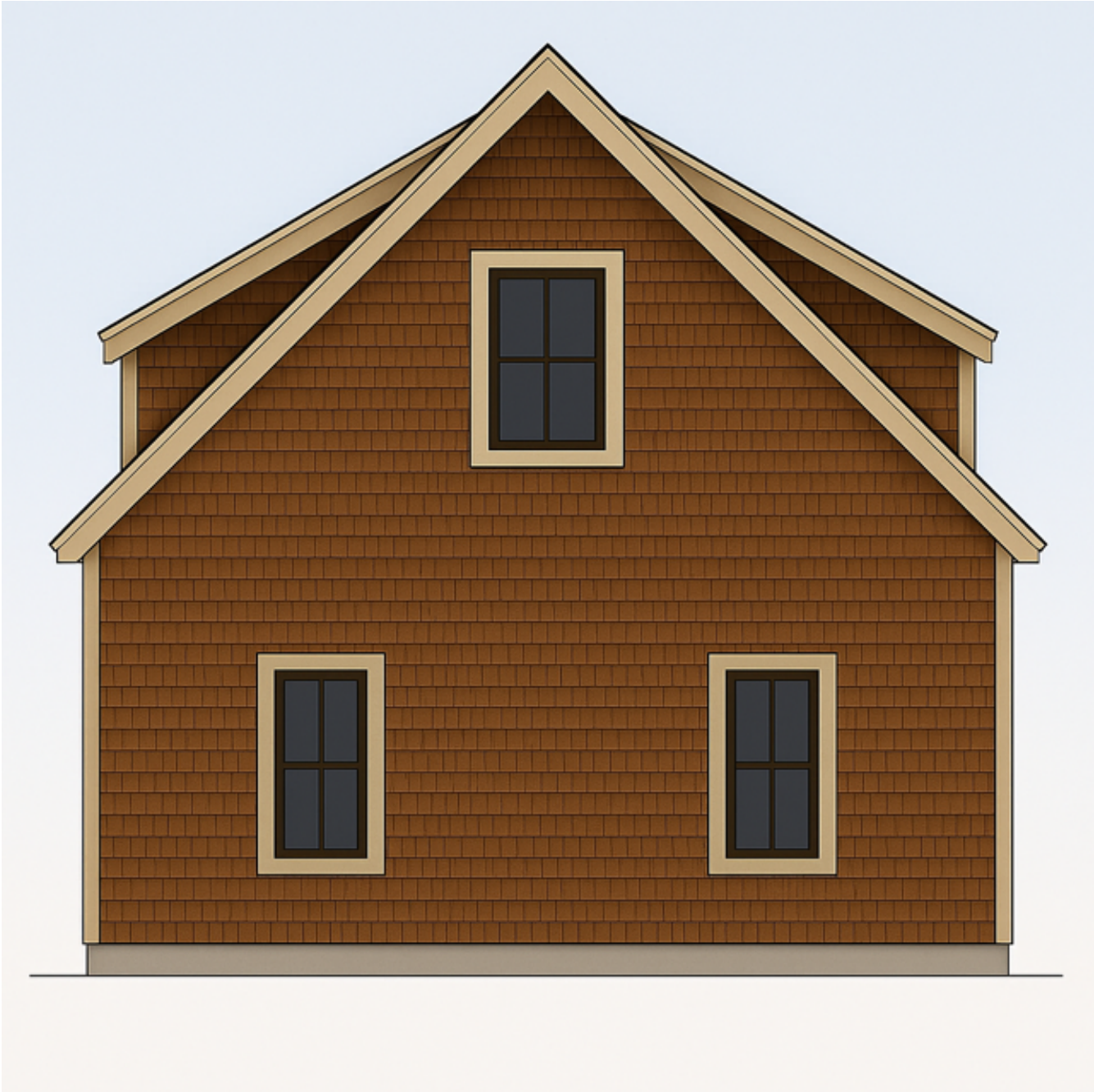
cc: Applicant











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



Jackson Citizen Patriot

CITY OF JACKSON COMMUNITY DEVELOPMENT
DEPARTMENT
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011032920

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Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
09/30/2025	Public Notices MI	CITY OF JACKSON ZONING BOARD OF APPEALS NOTICE OF PUBLIC	1825 Grovesdale Ave	1 x 88 L	
				Affidavit Notary Fee - 09/30/2025	\$15.00
				Basic Ad Charge - 09/30/2025	\$153.47
				Total	\$168.47

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

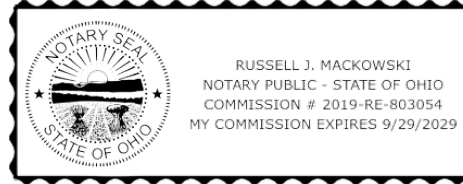


AD#: 0011032920

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 09/30/2025



Principal Clerk of the Publisher

Sworn to and subscribed before me this 01th day of October 2025

Notary Public

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

NOTICE IS HEREBY GIVEN that 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:
Jason Cure
1825 Grovedale Ave.
Jackson, MI 49203

Subject property:
1825 Grovedale Ave. (Parcel #328730000)

Variance Request:
Dimensional variance from Section 28-120 (2) a.(3.) to allow the erection of a garage with a loft for storage at a height of 23 feet 6 inches. The maximum height allowed by ordinance is 15 feet.

Effect of request:
Approval will permit the applicant to obtain a permit and allow the erection of a garage with loft at height of 23 feet 6 inches.

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 October 23, 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 October 23, 2025.

CITY OF JACKSON

ZONING BOARD OF APPEALS

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Applicant:

Jason Cure
1825 Grovedale Ave.
Jackson, MI 49203

Subject property:

1825 Grovedale Ave. (Parcel #3287300000)

Variance Request:

Dimensional variance from Section 28-120 (2) a.(3.) to allow the erection of a garage with a loft for storage at a height of 23 feet 6 inches. The maximum height allowed by ordinance is 15 feet.

Effect of request:

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1825 Grovedale Ave.
Jackson, MI 49203

Subject property:

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

**5:30PM on October 23, 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 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 October 23, 2025.



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: Jason Cure
Address: 1825 N. Grovedale Avenue
City: Jackson State: MI Zip: 49203
Phone: (517) 745-4455
Email: jasoncure82@yahoo.com

PROPERTY OWNER

Same as applicant

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

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: _____
Address: 1825 N. Grovedale Avenue
City: Jackson State: MI Zip: 49203
Nearest Intersection: Grovedale/Oakridge

Current Zoning Designation: _____
Current Use: Residential Commercial
 Industrial Mixed Vacant

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

1. List Code Section number(s) from which a variance is requested from: chap 28, Article IV Sec 28-120 (2) a / (2) 3

2. Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):

- I believe the rendering does represent a compliment to the current home. Color of structure will be same as stucco on house.
- It will be very hard to do anything decorative or creative within the 15' max height
- The only space the driveway will be wider than 20' will be the space in front of garage. It's a 3 car garage.

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.

Jason Cure
Signature of Applicant

8-15-25
Date

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: _____	Application Accepted By: <u>W. Alex</u>
Materials Submitted with Application: <input type="checkbox"/> Plans <input type="checkbox"/> Letter <input type="checkbox"/> Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ <u>500</u> <input type="checkbox"/> Cash <input checked="" 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. Our home is a unique house. I believe that building a garage that mimics a traditional carriage house will compliment the property best. This cannot be achieved with the standard height of 15'. The house is a very tall 2 story
2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. We are the homeowners and just want a nice garage. We currently have NO garage.
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. We need a garage.
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. It will most definitely compliment adjacent properties. It will be mostly non-visible to most.
5. The variance is the minimum variance possible for reasonable use of the property. We just want to have a nice garage. Our property is on a hill. With the cost of the foundation we want to get the most from this building. Including loft storage thus the 23'6"
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. Structure will be well within the property mostly hidden by tree's. Our neighbors are actually very excited for us to finally have a garage.
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. Garage will be used as a garage and storage.

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. _____

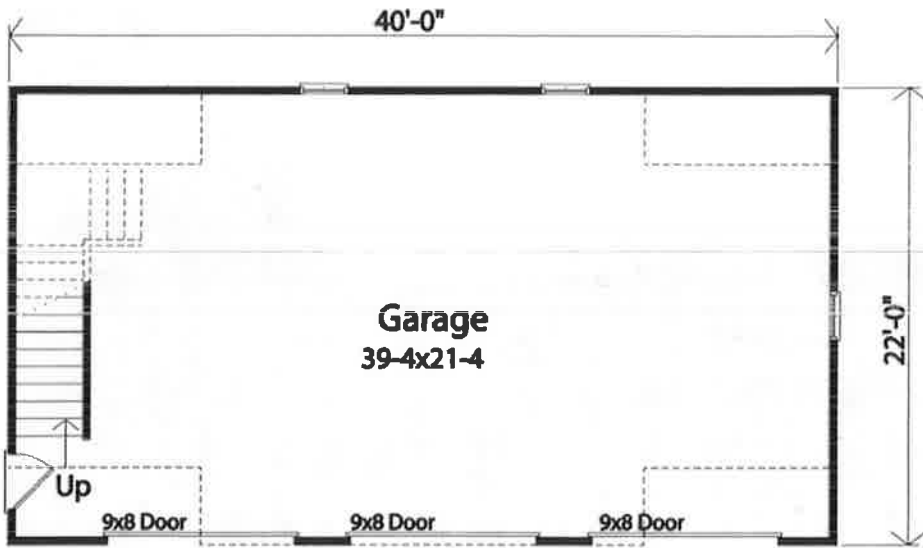


Reverse Plan

Elevation

Photographs may show modified designs.

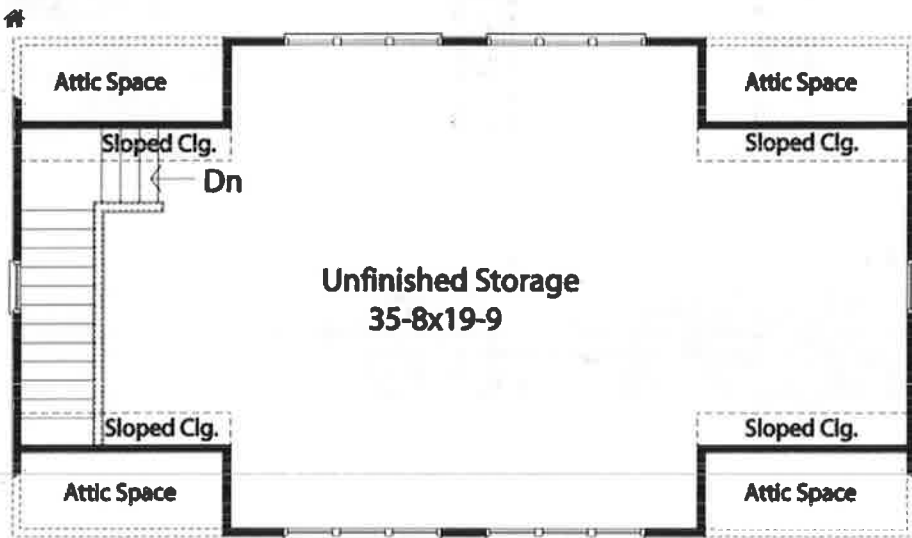




First Floor Plan

Reverse Plan

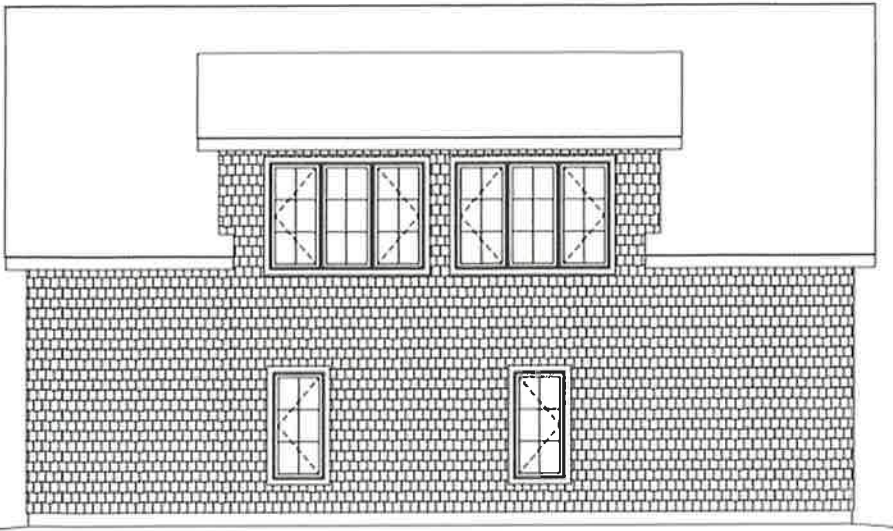
Level One



Second Floor Plan

Reverse Plan

Level Two



Reverse Plan

Rear Elevation

Photographs may show modified designs. Image quality may be compromised.



Michigan: Big Changes Leaves Drivers Fuming

Related Plans





-Arched door element



SALE

Would be doing a more decorative awning



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House exterior: Discover 200 ide...
Pinterest

Faint, illegible table with multiple columns and rows, possibly containing data or a list.





Receipt: 91577428 08/18/25

Cashier: walexander

Received Of: CURE JASON & CURFMAN MATTHEW

2019 PARKWOOD WAY
JACKSON MI 49203

The sum of: 500.00

		500.00
101-701-000-491.008	500.00	
	Total	500.00

CHECK 124 500.00

RECEIPT DATE 8/15/2025 No. 0082218

RECEIVED FROM Matthew Curfman \$ 500.00

five hundred dollars ^{00/100} _____ DOLLARS

FOR RENT Application for variance

FOR _____

ACCOUNT							
PAYMENT							
BAL. DUE							

CASH FROM _____ TO _____
 CHECK
 MONEY ORDER
 CREDIT CARD BY [Signature]

TENDERED.

RECEIPT

DATE 8/17/2025

Matthew Carpenter

five hundred dollars

Application for Veterans

<input type="checkbox"/> CASH	
<input type="checkbox"/> CHECK	
<input checked="" type="checkbox"/> DEBIT	
<input type="checkbox"/> CREDIT	
<input type="checkbox"/> CARD	

AMOUNT PAID

AMOUNT RECEIVED

DATE PAID

DATE RECEIVED

Dimensional Variance 609 Seventh Street City of Jackson, Michigan

GENERAL INFORMATION

Applicant: Calvin Snuggard
419 Spring Street
Lansing, MI 48912

Subject Location: 609 Seventh Street (parcel # 3-039100000)

Received Date: September 9, 2025

Current Zoning: R-1 One Family Residential

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

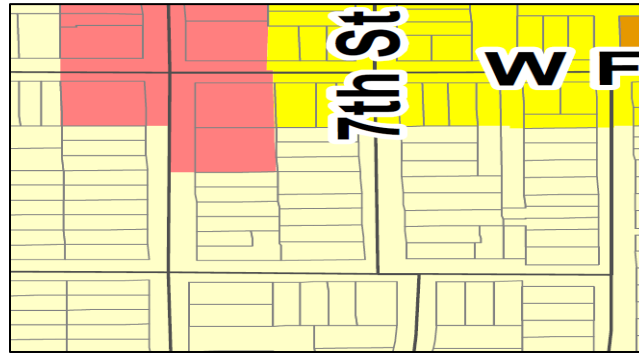
The .12 acre parcel with a single-family home and unattached garage located at the Northeast corner of Seventh Street and Carlton Blvd.

The owner/applicant has submitted an application to install a wooden privacy fence located in the non-addressed front yard, 3 feet from the city sidewalk at the height of 6 feet.



NEIGHBORING ZONING AND LAND USE

The property is currently zoned R-1, One Family Residential; the table below identifies the surrounding area is Zoned R-1 One Family Residential.

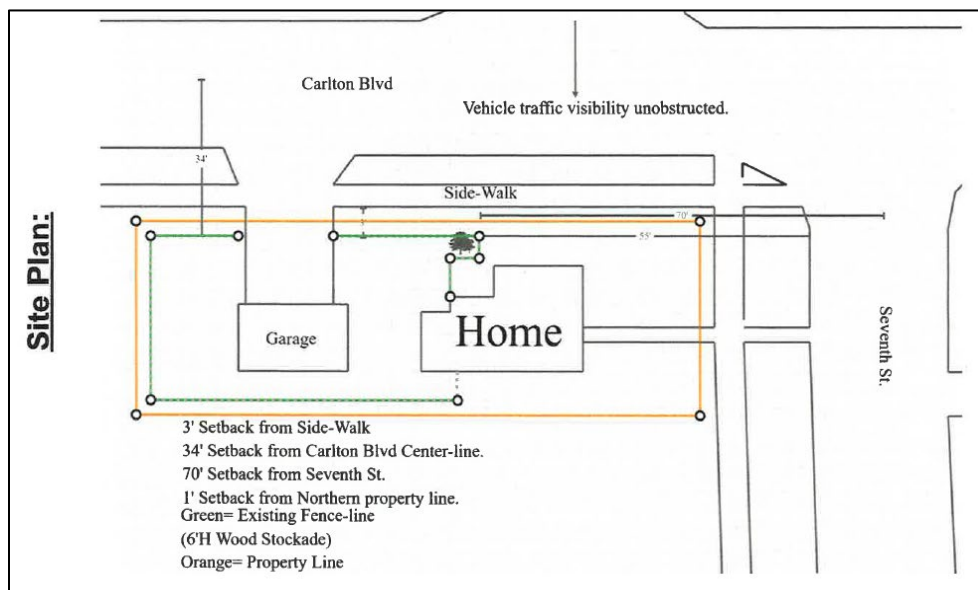


	North	South	East	West
Zoning	R-1 One Family Residential	R-1 One Family Residential	R-1 One Family Residential	R-1 One Family Residential
Land Use	Residential vacant	Residential	Residential	Residential

VARIANCE REQUESTS

The applicant Dimensional variance from Section 28-125 Fences and walls located in the required and non-addressed (secondary) front yard of a corner or double frontage lot must be setback from the property line as follows, unless otherwise approved by the zoning administrator (or designee): a. No less than one (1) foot for ornamental fences and walls—meeting the definition of a non-privacy fence and not intended to restrain animals of any kind—up to three (3) feet in height; b. No less than one half (1/2) of the established front yard setback for fences and walls up to four (4) feet in height with at least four (4) shrubs per each twenty (20) linear feet in the required setback. c. No less than the established front yard setback for fences and walls up to six (6) feet in height with at least four (4) shrubs per each twenty (20) linear feet in the required setback.

Approval will permit a fence at 6 feet in height, erected in the non-addressed front yard 3 feet from city sidewalk.



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 the fence exists in this location and is being replaced due to deterioration.*

- (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 Owner/Applicants wish for privacy and screening from the surrounding properties*

- (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 greatly reduce the area currently utilized for outdoor living enjoyment.*

- (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, the fence has existed in this location for many years and visibility issues or any other complaints have not been documented.*

- (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 609 Seventh Street (parcel # 3-039100000)

1. *The site is located at the north west corner of seventh street and Carlton Blvd with all surrounding properties having the same zoning designation R-1.*
2. *The uniqueness of the property is due to the existing zoning designation, lot configurations (corner lot), and the existing fence location*

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

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



Jackson Citizen Patriot

CITY OF JACKSON COMMUNITY DEVELOPMENT
 DEPARTMENT
 161 W MICHIGAN AVE
 JACKSON, MI 49201

AD#: 0011033323

Sales Rep: Stacey Tredici
 Account Number:1000937675
 AD#: 0011033323

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

Date	Position	Description	P.O. Number	Ad Size	Costs
10/02/2025	Public Notices MI	CITY OF JACKSON ZONING BOARD OF APPEALS NOTICE OF PUBLIC	609 Seventh Dimensional Variance	1 x 113 L	
				Affidavit Notary Fee - 10/02/2025	\$15.00
				Basic Ad Charge - 10/02/2025	\$197.08
				Total	\$212.08

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

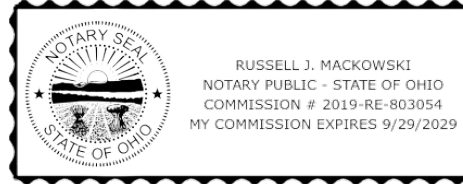


AD#: 001103323

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 10/02/2025



Principal Clerk of the Publisher

Sworn to and subscribed before me this 02th day of October 2025

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

Applicant:
Calvin Snuggard
419 Spring Street
Lansing, MI 48912

Subject property:
609 Seventh Street (parcel # 3-039100000)

Variance Request:
Dimensional variance from Section 28-125 Fences and walls located in the required and non-addressed (secondary) front yard of a corner or double frontage lot must be setback from the property line as follows, unless otherwise approved by the zoning administrator (or designee): a. No less than one (1) foot for ornamental fences and walls - meeting the definition of a non-privacy fence and not intended to restrain animals of any kind - up to three (3) feet in height; b. No less than one half (1/2) of the established front yard setback for fences and walls up to four (4) feet in height with at least four (4) shrubs per each twenty (20) linear feet in the required setback. c. No less than the established front yard setback for fences and walls up to six (6) feet in height with at least four (4) shrubs per each twenty (20) linear feet in the required setback.

Effect of request:
Approval will permit a fence at 6 feet in height, erected in the non-addressed front yard 3 feet from city sidewalk.

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 October 23, 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 jconnor@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 October 23, 2024.

CITY OF JACKSON

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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Effect of request:

Approval will permit a fence at 6 feet in height, erected in the non-addressed front yard 3 feet from city sidewalk.

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 October 23, 2025 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

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Applicant:

Calvin Snuggard
419 Spring Street
Lansing, MI 48912

Subject property:

609 Seventh Street (parcel # 3-039100000)

Variance Request:

Dimensional variance from Section 28-125 Fences and walls located in the required and non-addressed (secondary) front yard of a corner or double frontage lot



must be setback from the property line as follows, unless otherwise approved by the zoning administrator (or designee): a. No less than one (1) foot for ornamental fences and walls—meeting the definition of a non-privacy fence and not intended to restrain animals of any kind—up to three (3) feet in height; b. No less than one half (1/2) of the established front yard setback for fences and walls up to four (4) feet in height with at least four (4) shrubs per each twenty (20) linear feet in the required setback. c. No less than the established front yard setback for fences and walls up to six (6) feet in height with at least four (4) shrubs per each twenty (20) linear feet in the required setback.

Effect of request:

Approval will permit a fence at 6 feet in height, erected in the non-addressed front yard 3 feet from city sidewalk.

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:

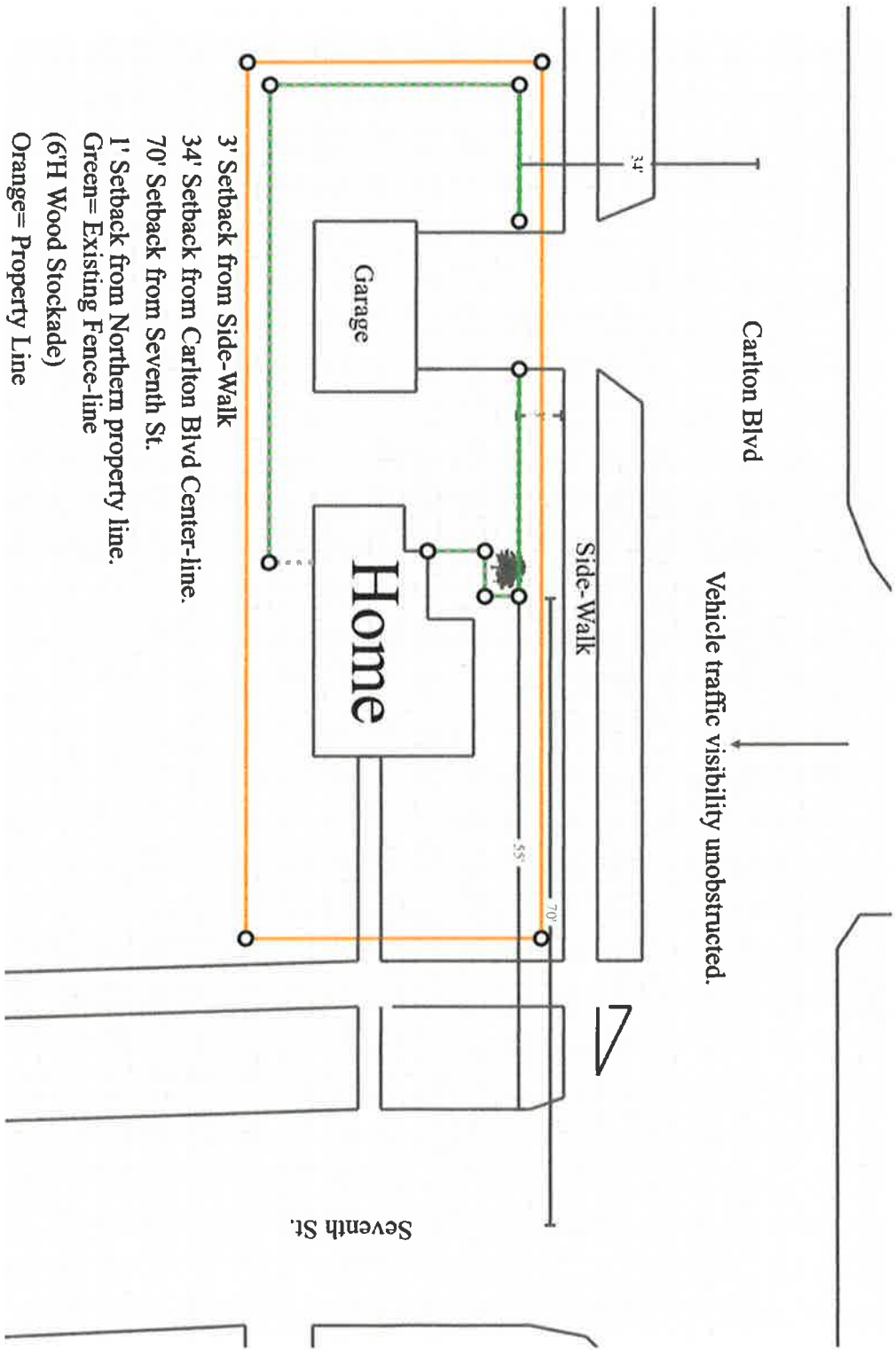
**5:30PM on October 23, 2025 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

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 October 23, 2025.

Site Plan:



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: Calvin Snuggerud
Address: 419 Spring Street
City: Lansing State: MI Zip: 48912
Phone: (616) 610-1835
Email: Calvin@superiorfencemi.com

PROPERTY OWNER Same as applicant

Name: Sandy DiCesare
Address: 609 7th St
City: Jackson State: MI Zip: 49203
Phone: (517) 414-2405
Email: caldeela@yahoo.com

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 3039100000
Address: 609 7th St
City: Jackson State: MI Zip: 49203
Nearest Intersection: Carlton Blvd and Seventh St

Current Zoning Designation: Residential
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. 28-125. (Standards for fences)
- Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):

Homeowner currently has an existing privacy fence that she's looking to remove & replace. The homeowner is wanting to continue to have the small space enclosed with a privacy fence as it's the only aesthetic her home has had.

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.

Calvin Snuggerud 9/9/2025
Signature of Applicant Date

SND 9/9/2025
Signature of Owner Date
(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: <u>AH</u>
Materials Submitted with Application: <input type="checkbox"/> Plans <input type="checkbox"/> Letter <input type="checkbox"/> Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ <u>500.00</u> <input type="checkbox"/> Cash <input checked="" 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.

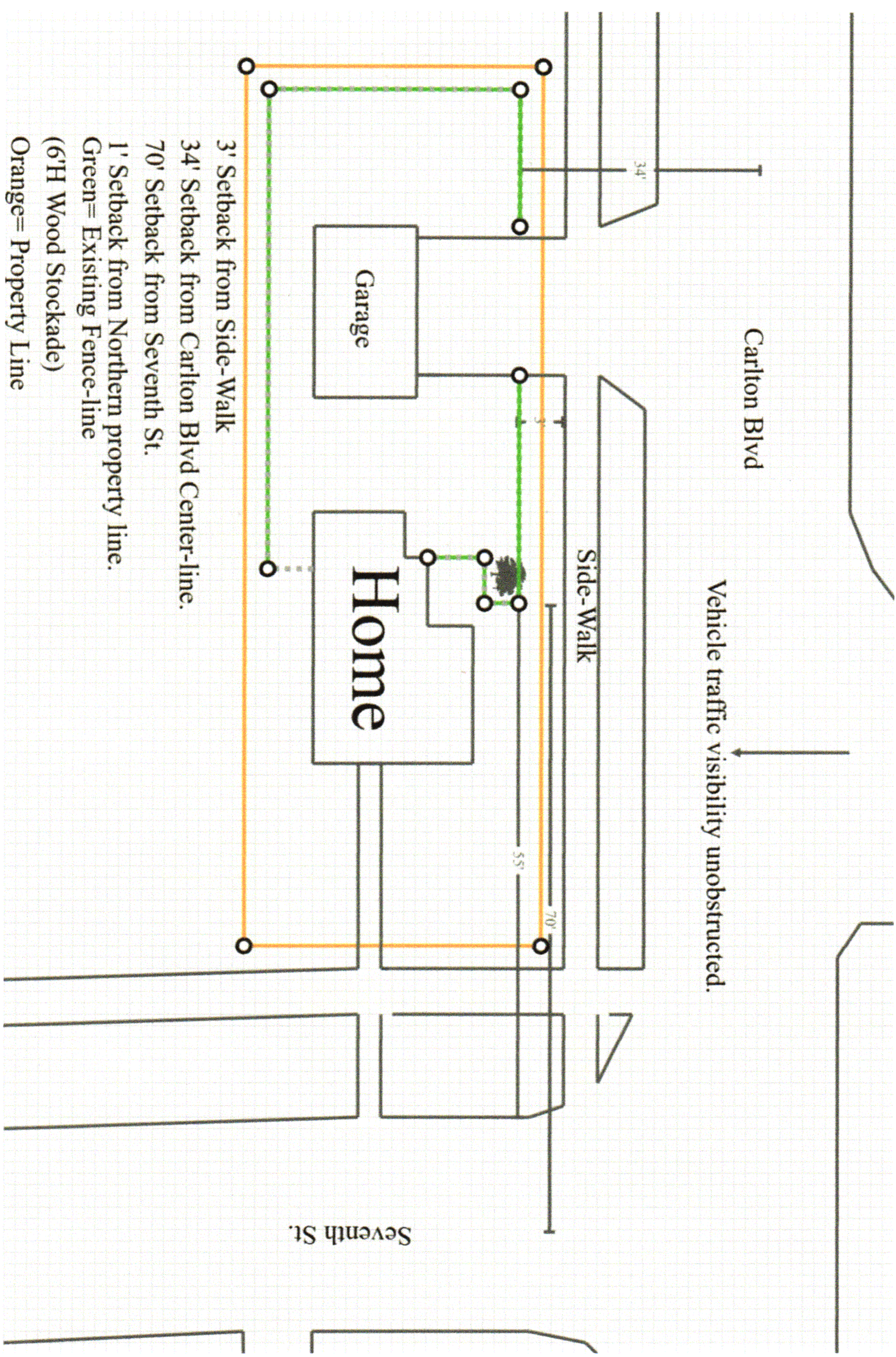
Your application will be considered incomplete and will not go before the Zoning Board of Appeals until Section C and/or Section D is complete; attach additional pages if necessary.

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. The property is located on a corner street, which creates visibility, safety, and privacy concerns not shared by properties situated between neighboring properties. The lot's orientation and exposure make it uniquely impacted by the fence height limitation compared to other properties in the zoning district.
 2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. The lot's configuration, street frontage, and zoning setback requirements are inherent to the property and were not created by the applicant. These conditions existed prior to the applicant's request and are outside their control.
 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. Strict compliance with the current fence ordinance would prevent the applicant from reasonably screening her yard. A reduction in fence height would not be sufficient in providing the client the small portion of privacy her lot allows.
 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 requested variance will not negatively impact adjacent properties. The fence will be constructed of materials consistent with neighborhood standards, and its placement will maintain the essential character of the area while enhancing property appearance. (Good Neighbor form attached)
 5. The variance is the minimum variance possible for reasonable use of the property. The applicant is requesting only the minimum additional fence height necessary to reasonably provide her privacy from the roadside. No greater deviation from the ordinance than what is required for practical use is being sought for approval.
 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. The variance will not reduce light or air available to neighboring properties. It will not create congestion or pose fire or safety hazards. A well-maintained fence of this type is typical in residential areas and is not expected to diminish property values.
 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 variance pertains only to dimensional requirements for a fence. It does not authorize a change in permitted residential use of the property.
-

Site Plan:



NEIGHBOR AGREEMENT FOR FENCE INSTALLATION


I, the undersigned, do hereby and mutually agree with the applicant to the location and placement of the fence, as demonstrated on the permit application, to be installed between property addresses 609 7th St and 744 Carlton Blvd.
(Applicant Address) (Neighboring Address)

NEIGHBOR INFORMATION

Printed Name: Ede Selter

Address: 744 Carlton Blvd

City: Jackson State: MI Zip: 49203


Signature of Neighbor

8/14/25
Date

**Dimensional Variance
414 S Blackstone Street.
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant

AR Engineering
5725 Venture Park Dr, Suite A
Kalamazoo, MI, 49009

Subject Location:

305 W Wesley Street (Parcel #4-030400000)
414 S Blackstone Street (Parcel#4-0307.0100)
312 W Franklin Street (Parcel #4-03110000)

Received Date:

September 3, 2025

Current Zoning:

R-4 High Density Apartments

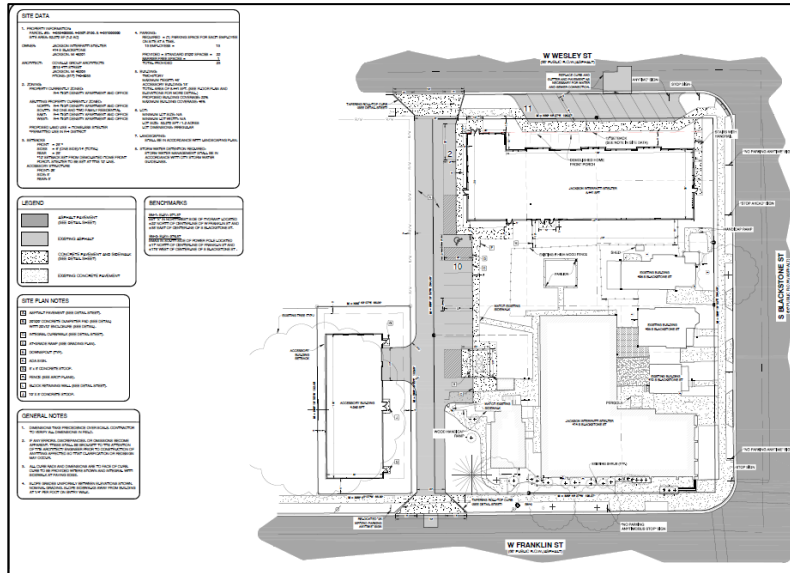
Action Required:

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

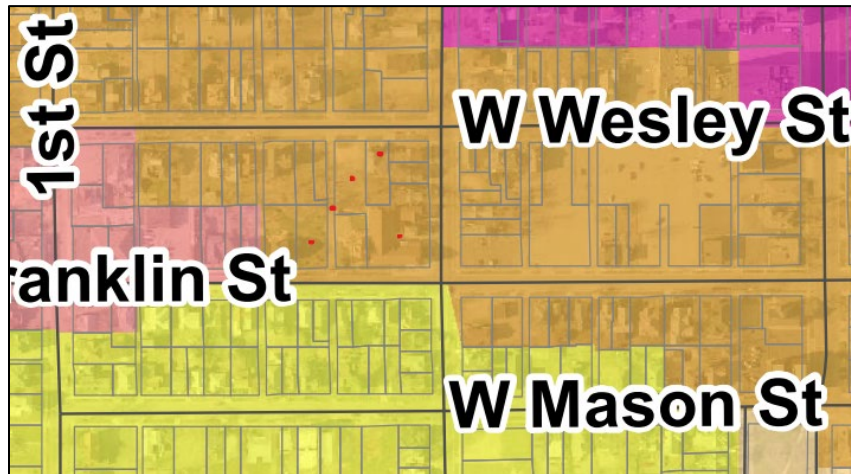
The newly combined parcel will include the parcels formerly known as 305 W Wesley Street, 312 W Franklin Avenue, and 414 S Blackstone, which will be used as the address for all properties combined. The intersection at the corner of W Wesley and S Blackstone streets serves as Northeast property corner and the southeast property corner is located at the intersection of S Blackstone and W franklin avenue extending west to the western property line of the parcel located (formerly 312 W Franklin). The combined parcel size will be 52,986 Square feet.

The owner/applicant has submitted applications for Zoning and Building for the erection of new Family Shelter with Resource Center operating in conjunction with the existing Interfaith Shelter Operating at 414 S Blackstone Street. The Planning Commission approved their application for the Conditional Use on August 6, 2025, by unanimous voice vote.



NEIGHBORING ZONING AND LAND USE

The property is currently zoned R-4, High Density Apartments and Office; the table and map below identify the surrounding zoning designations. The red dots indicate the parcels to be utilized by the Interfaith Shelter.



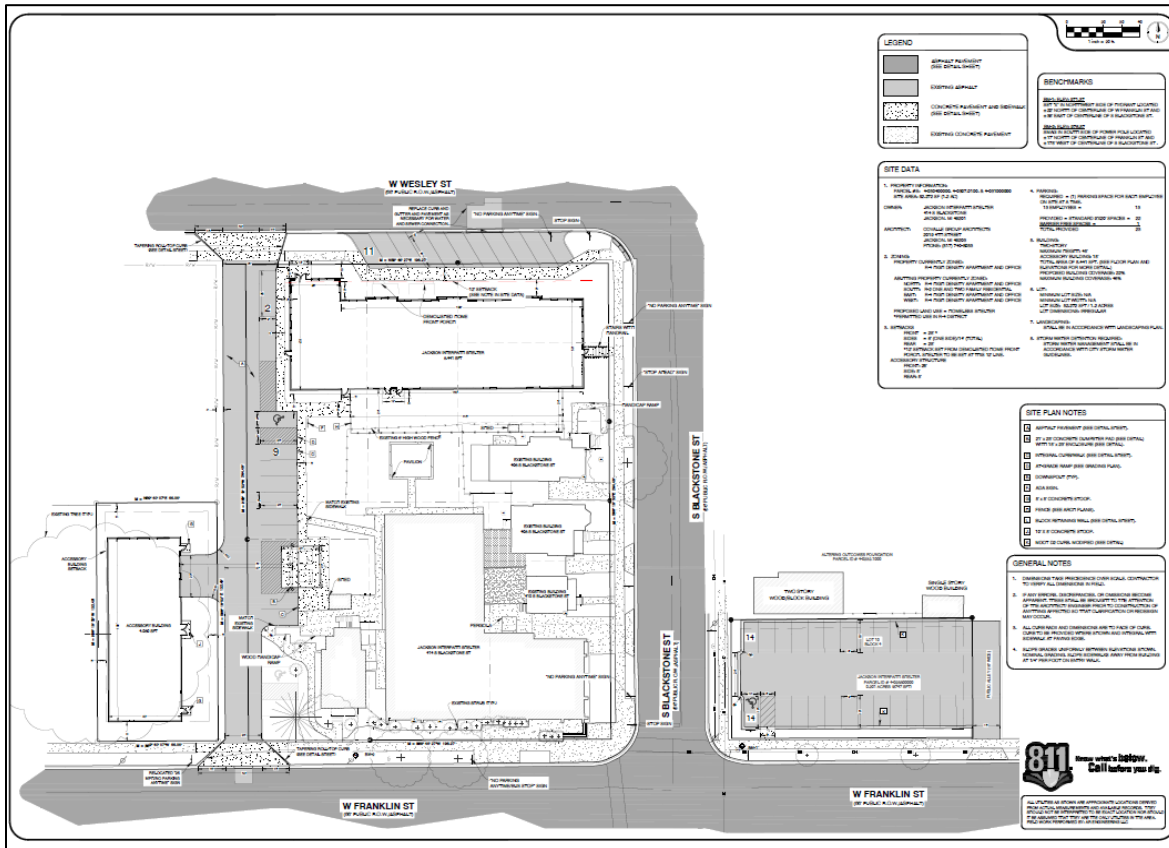
	North	South	East	West
Zoning	R-4 High density Apartments and Office	R-2 One and Two family Residential	R-4 High density Apartments and Office	R-4 High density Apartments and Office
Land Use	Residential Vacant	Residential	Residential	Residential

VARIANCE REQUESTS

The applicant is requesting a Dimensional variance from Section 28-73 which requires a twenty-five (25) foot minimum front yard setback in R-4 High Density Apartment and Office zoning district. The applicant is requesting to reduce the requirement to ten (10) feet at building front (Has not been determined if the location is the addressed front yard or non-addressed front yard). In addition, the applicant is requesting a variance from section 28-120 which requires the maximum height of any accessory structure at fifteen (15) feet or less (structure to be located at 312 W Franklin Street).

Effect of request:

Approval will permit a ten (10) foot non-addressed or addressed front yard (to be determined) setback between the building's north façade and the north property line (location 305 W Wesley Street). The second request will allow for the accessory structure (located at 312 W Franklin Street) to have a maximum height at nineteen (19) feet, nine (9) inches.



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 the request to reduce setback to ten (10) feet coupled with the angled street parking at the north façade, would not be consistent with the surrounding area. The angle created for foot traffic shift is not consistent with other surrounding areas. The garage has an overall width of Forty (40) feet and sidewall height of twelve (12) feet four and one half (4.5) inch. Required for equipment and facility storage.*

- (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 Owner/Applicants wish for added playground area at the south lawn of the of the new family shelter and for the garage and storage space needed to adequately maintain for the proposed combined uses of all facilities existing and proposed.*

- (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 allow the shelter to still operate as the setback exemption allows the north façade to be setback twelve (12) currently. Strict compliance of 28-120 would greatly reduce either the width of the building or require That the building be designed with a flat roof to accommodate the facility storage and the maintenance needs for the campus.*

- (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 North property line setback of Ten (10) feet will alter the essential charter of the neighborhood. The garage design and placement will not alter the character of the neighborhood and will complement the primary structure.*

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

Staff Comment: *Staff is of the opinion that the dimensional variance requests are minimal and reasonable for the Accessory structure but are not reasonable for the north property line setback..*

- (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 request, as presented for the Accessory Structure only, at 414 S Blackstone Street (Parcel #4-0307.0100), 312 W Franklin Street (Parcel #4-03110000) and 305 W Wesley Street (Parcel #4-030400000)

1. *The site is located at 414 S Blackstone Street. with all surrounding properties having the same zoning designation as the North, West, and East R-4 zoning designation. The Properties to the south are zoned R-2 One and Two Family Residential.*
 2. *The uniqueness of the property is due to the property not having adequate storage or garage space.*
 3. *Authorizing the dimensional variances for the accessory structure 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

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



Jackson Citizen Patriot

CITY OF JACKSON COMMUNITY DEVELOPMENT
DEPARTMENT
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011034040

Sales Rep: Joseph Rosa
Account Number: 1000937675
AD#: 0011034040

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Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
10/02/2025	Public Notices MI	CITY OF JACKSON ZONING BOARD OF APPEALS NOTICE OF PUBLIC		1 x 116 L	
				Affidavit Notary Fee - 10/02/2025	\$15.00
				Basic Ad Charge - 10/02/2025	\$202.31
				Total	\$217.31

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

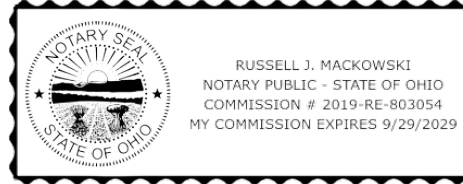


AD#: 0011034040

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 10/02/2025



Principal Clerk of the Publisher

Sworn to and subscribed before me this 02th day of October 2025

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

Applicant:
AR Engineering
5725 Venture Park Dr, Suite A
Kalamazoo, MI, 49009

Subject property:
305 W Wesley Street (Parcel #4-03040000)
414 S Blackstone Street (Parcel#4-0307.0100)
312 W Franklin Street (Parcel #4-03110000)

Variance Request:
Dimensional variance from Section 28-73 which requires a twenty-five (25) foot minimum front yard setback in R-4 High Density Apartment and Office zoning district. The applicant is requesting to reduce the requirement to ten (10) feet at building front (has not been determined if the location is the addressed front yard or non-addressed front yard). In addition, the applicant is requesting a variance from section 28-120 which requires the maximum height of any accessory structure at fifteen (15) feet or less (structure to be located at 312 W Franklin Street).

Effect of request:
Approval will permit a ten (10) foot non-addressed or addressed front yard (to be determined) setback between the building's north façade and the north property line (location 305 W Wesley Street). The second request will allow for the accessory structure (located at 312 W Franklin Street) to have a maximum height at nineteen (19) feet, nine (9) inches.

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 October 23, 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 October 23, 2024.

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: AR Engineering
Address: 5725 Venture Park Dr, Suite A
City: Kalamazoo State: MI Zip: 49009
Phone: (269) 250-5991
Email: andrew@arengineeringllc.com

PROPERTY OWNER

Same as applicant

Name: Jackson Interfaith Shelter
Address: 414 S Blackstone
City: Jackson State: MI Zip: 49201
Phone: (517) 789-8735
Email: steve@InterfaithShelter.com

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 4-030400000 / 4-031100000
Address: 305 W Wesley St / 312 W Franklin St
City: Jackson State: MI Zip: _____
Nearest Intersection: W Wesley St & S Blackstone St /
W Franklin St & S Blackstone St

Current Zoning Designation: R-4 High Density Apartment and Office

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: 1) Section 28-73 2) Section 28-120
- Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):
1) Request for variance to allow proposed building to encroach 2 feet into Wesley front building setback, from 25' to 10'. The 12' setback has been established from the prior building.
2) Request for variance to allow proposed accessory building to exceed the maximum height limit, from 15' permitted to 19'-9" proposed to the peak. Eave height is 12'-4 1/2".

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.

[Signature]
Signature of Applicant

9.3.25
Date

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

9-9-25
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. The property is a campus style development and fronts three roads. The use of the property is unique for the fact that it is a mini-campus and pushing the proposed family shelter closer to Wesley Street affords the shelter much needed space in the rear yard and avoiding existing amenities/utilities. The additional height of the accessory structure is also unique as this is a shelter facility.
2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. The property has been configured this way since the original plat was created. Given the size of the shelter campus, it fronts three roads and therefore experiences three front setbacks.
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. Approval of each variance will not be a substantial detriment to adjacent properties. The front setback reduction of two feet would not impact any neighbor as the building in this area fronts a street and parking lot. The accessory building will fit with the neighborhood as it will only be one story and compliment the surrounding buildings.
5. The variance is the minimum variance possible for reasonable use of the property. The campus would benefit greatly from the approval of these variances to enable the shelter to expand and provide the necessary services vital to the community. The addition of the accessory structure provides additional space much needed for storage and overflow.
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. In either request, the variances will not impair adequate supply of light and air to adjacent property or substantially increase congestion in the area. The desired layout will improve the aesthetics of the property and provide a cleaner circulation plan.
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 variance request is not construed for/as a change of use.

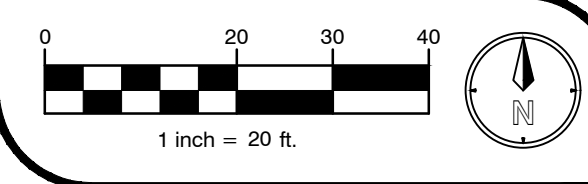
C. FOR DIMENSIONAL OR SUPPLEMENTAL VARIANCE

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.

For the height variance, the applicant would not be able to construct the building size needed for the intended purposes.

For the family shelter, the strict application of the ordinance would necessitate diminished services in the overall building of the family shelter as well as services to the current shelter and MyPlace non-profit serving youth directly to the South of the new build. This two extra feet could include:

- Minimizing the secure entry of the new family shelter.
- Reducing the outdoor play space for children by roughly 200 sq ft minimizing options for playscapes that adequately fit with a safe distance from the fence and shelter wall.
- Reducing the current shelter's pavilion area for 76 residents to accommodate more space for the new playground.
- Reducing the MyPlace organization's side yard rendering it unusable.



LEGEND

	ASPHALT PAVEMENT (SEE DETAIL SHEET)
	EXISTING ASPHALT
	CONCRETE PAVEMENT AND SIDEWALK (SEE DETAIL SHEET)
	EXISTING CONCRETE PAVEMENT

BENCHMARKS

BM-1: ELEV: 971.37
SET "X" IN NORTHWEST SIDE OF HYDRANT LOCATED
±22' NORTH OF CENTERLINE OF W FRANKLIN ST AND
±35' EAST OF CENTERLINE OF S BLACKSTONE ST.

BM-2: ELEV: 976.57
SMAG IN SOUTH SIDE OF POWER POLE LOCATED
±17' NORTH OF CENTERLINE OF FRANKLIN ST AND
±175' WEST OF CENTERLINE OF S BLACKSTONE ST.

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

MICHIGAN | INDIANA | ILLINOIS | OHIO
288.250.5901 PHONE | 888.569.0054 FAX
www.arengineeringllc.com

DRAWN: ck
CHECKED: ASR

SITE DATA

- PROPERTY INFORMATION:
PARCEL #S: 4-030400000, 4-0307.0100, & 4-031000000
SITE AREA: 52,272 SF (1.2 AC)
- ZONING:
PROPERTY CURRENTLY ZONED:
R-4 HIGH DENSITY APARTMENT AND OFFICE
- SETBACKS:
FRONT = 25' *
SIDES = 5' (ONE SIDE)/14' (TOTAL)
REAR = 25'
*12' SETBACK SET FROM DEMOLISHED HOME FRONT PORCH. SHELTER TO BE SET AT THIS 12' LINE.
- PARKING:
REQUIRED = (1) PARKING SPACE FOR EACH EMPLOYEE ON SITE AT A TIME.
13 EMPLOYEES = 13
PROVIDED = STANDARD 9'X20' SPACES = 22
BARRIER FREE SPACES = 1
TOTAL PROVIDED = 23
- BUILDING:
TWO-STORY
MAXIMUM HEIGHT: 45'
ACCESSORY BUILDING: 15'
TOTAL AREA OF 8,441 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
PROPOSED BUILDING COVERAGE: 22%
MAXIMUM BUILDING COVERAGE: 45%
- LOT:
MINIMUM LOT SIZE: N/A
MINIMUM LOT WIDTH: N/A
LOT SIZE: 52,272 SFT / 1.2 ACRES
LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY STORM WATER GUIDELINES.

ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: R-4 HIGH DENSITY APARTMENT AND OFFICE
SOUTH: R-2 ONE AND TWO FAMILY RESIDENTIAL
EAST: R-4 HIGH DENSITY APARTMENT AND OFFICE
WEST: R-4 HIGH DENSITY APARTMENT AND OFFICE

PROPOSED LAND USE = HOMELESS SHELTER
*PERMITTED USE IN R-4 DISTRICT

ACCESSORY STRUCTURE
FRONT: 25'
SIDE: 5'
REAR: 5'

SITE PLAN NOTES

[A]	ASPHALT PAVEMENT (SEE DETAIL SHEET).
[B]	21' x 23' CONCRETE DUMPSTER PAD (SEE DETAIL) WITH 15' x 23' ENCLOSURE (SEE DETAIL).
[C]	INTEGRAL CURB/WALK (SEE DETAIL SHEET).
[D]	AT-GRADE RAMP (SEE GRADING PLAN).
[E]	DOWNSPOUT (TYP).
[F]	ADA SIGN.
[G]	5' x 5' CONCRETE STOOP.
[H]	FENCE (SEE ARCH PLANS).
[I]	BLOCK RETAINING WALL (SEE DETAIL SHEET).
[J]	10' x 5' CONCRETE STOOP.
[K]	MDOT D2 CURB, MODIFIED (SEE DETAIL)

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADI AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

ISSUED FOR:

No.	DATE	BY
0	11/13/2024	ASR
1		
2		
3		
4		

OWNER REVIEW

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SITE LAYOUT

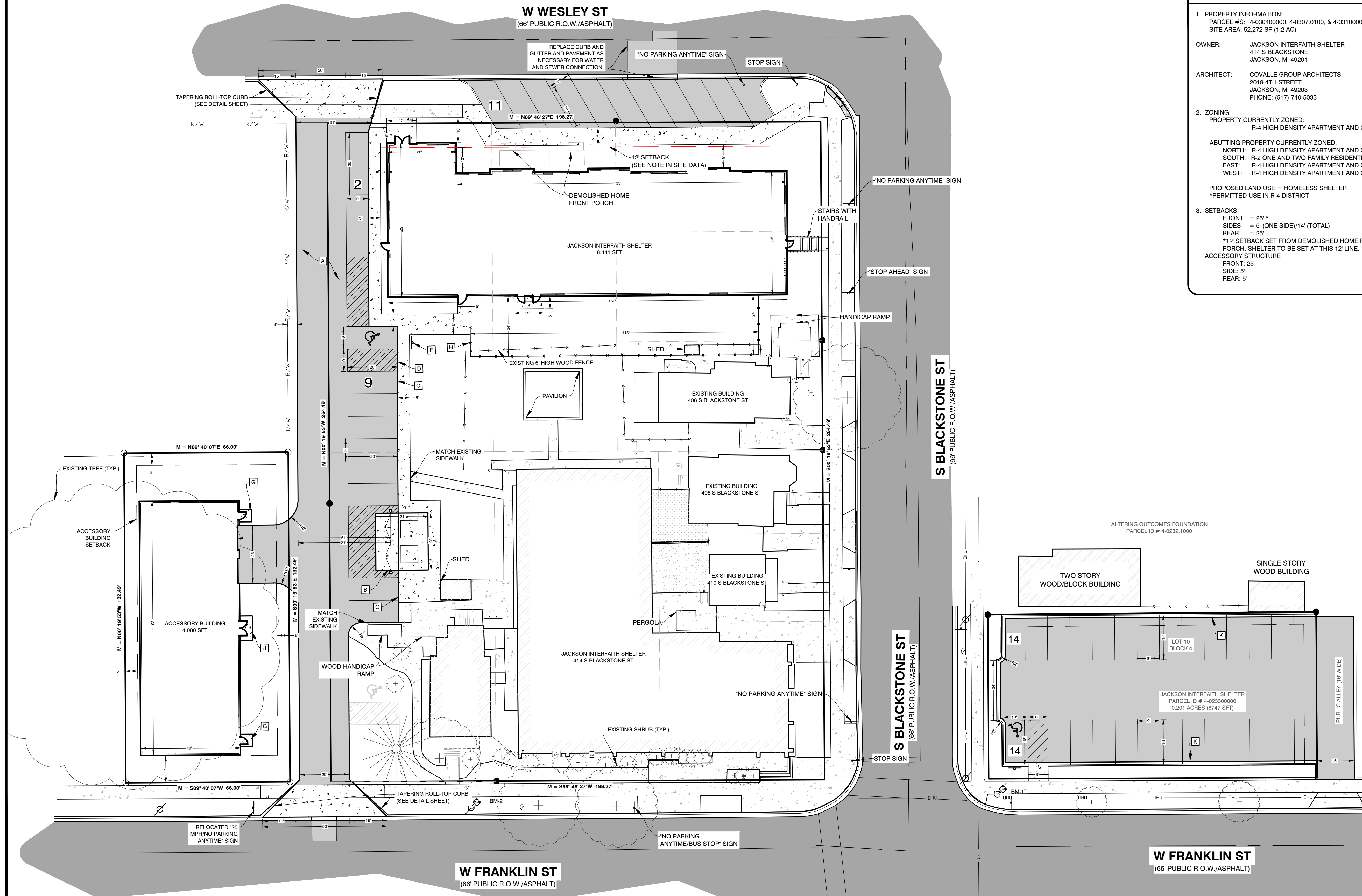
JACKSON INTERFAITH SHELTER
COVALLE GROUP ARCHITECTS
414 S BLACKSTONE ST
SECTION 3, T03S, R1W.

PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
24089028

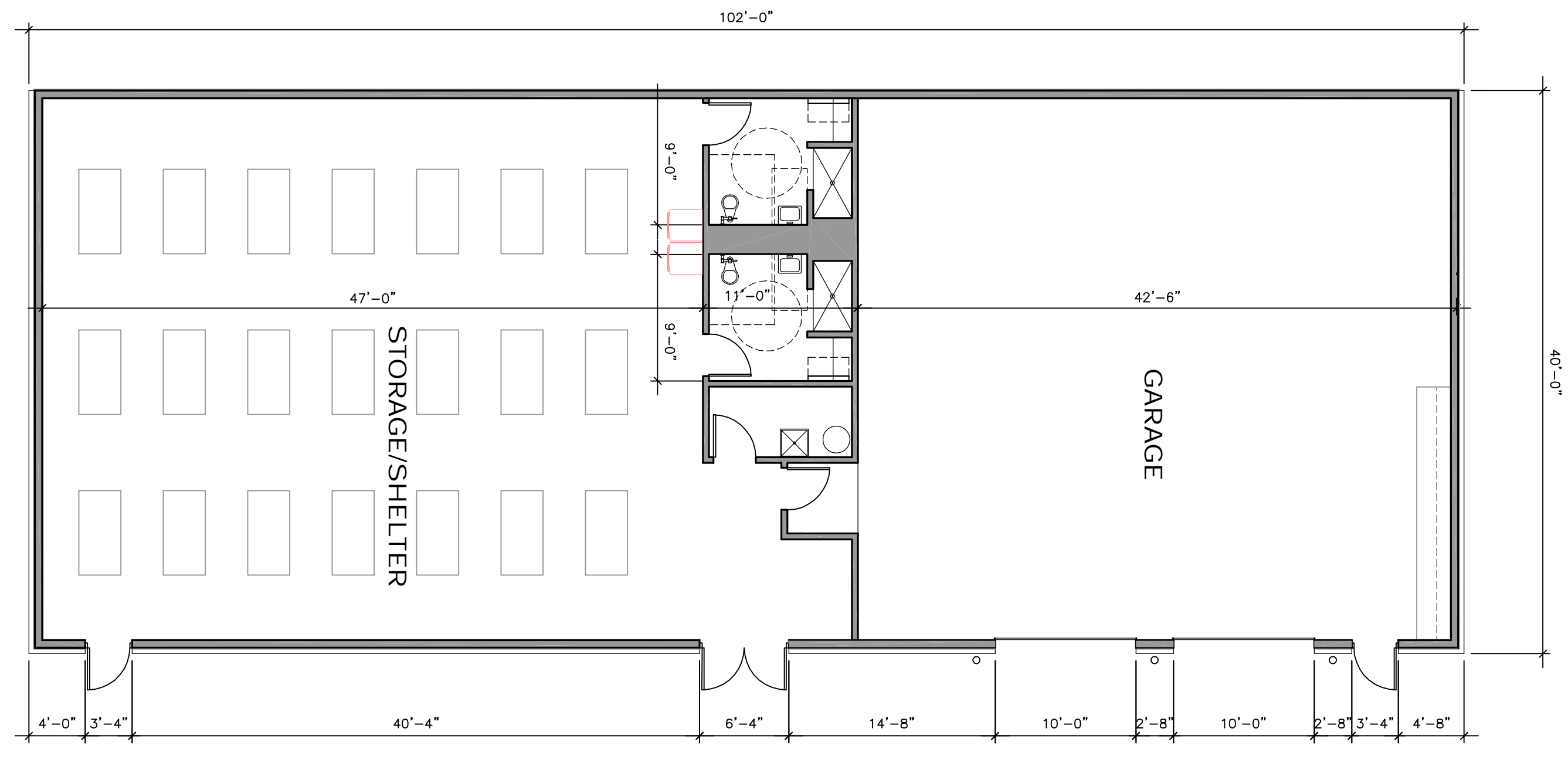
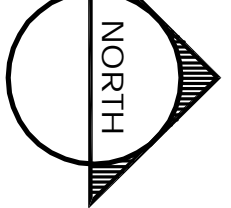
DATE
07/03/2025

SHEET NUMBER
C2.0

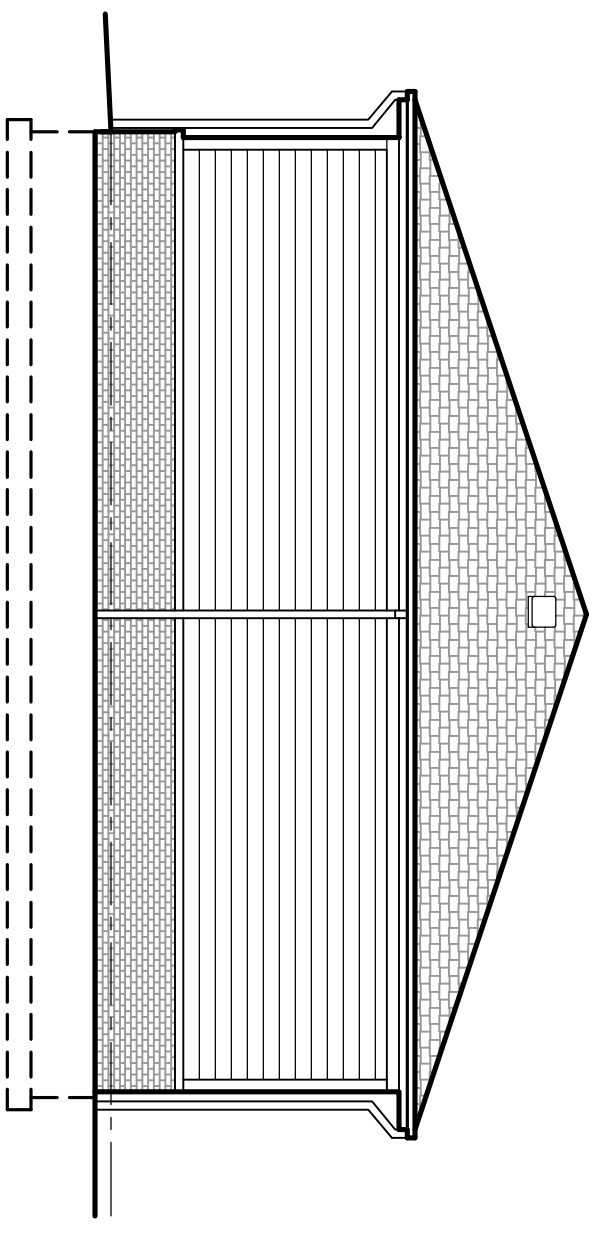


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING LLC

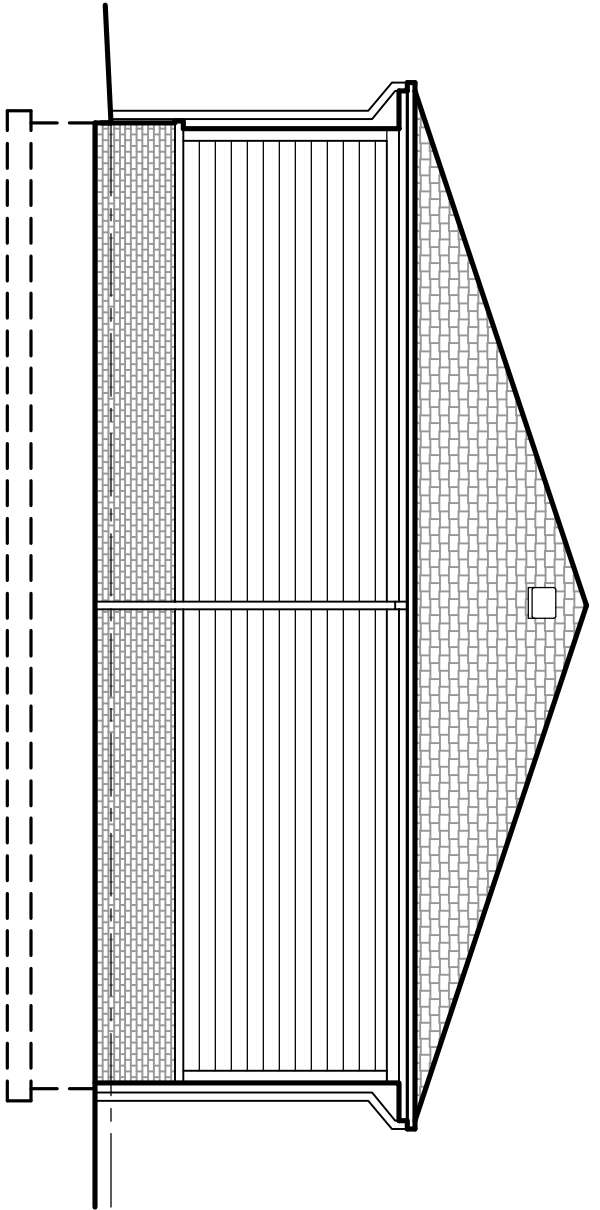
FLOOR PLAN
1/8" = 1'-0"
4,080 SQ.FT.



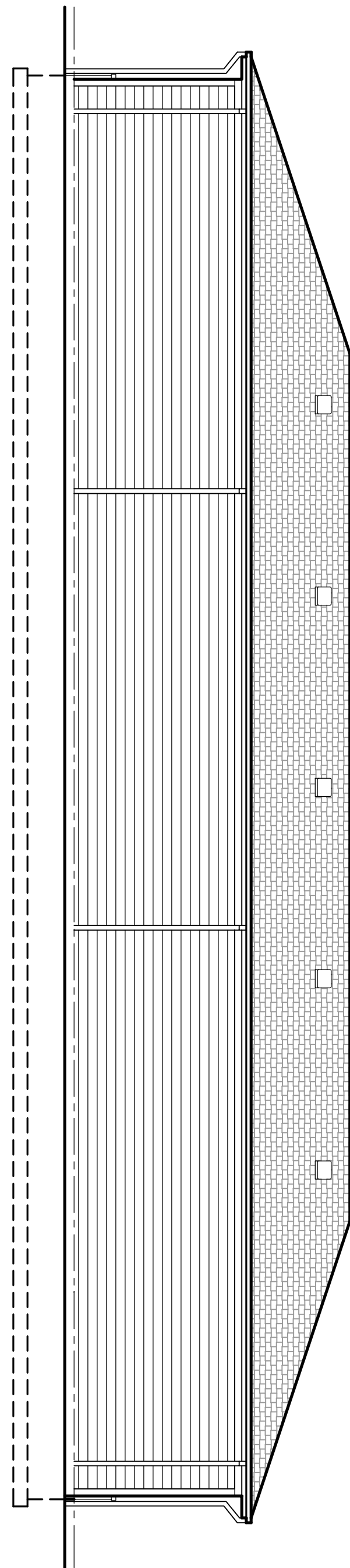
NORTH ELEVATION
1/8" = 1'-0"



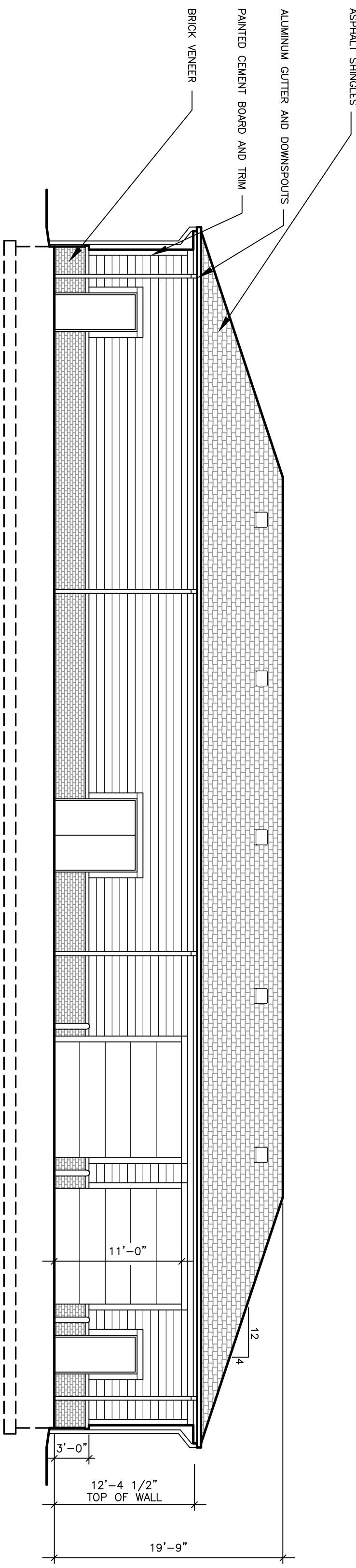
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



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SHEET NUMBER
P3

SHEET TITLE
PRELIMINARY OUT BUILDING PLAN AND ELEVATIONS

FILE NUMBER
2049

DRAWN BY
J.C.

DATE ISSUED

DATE	REVISIONS	APPY'D
6-30-25	ISSUED FOR OWNER REVIEW	J.C.

PROJECT
**JACKSON INTERFAITH SHELTER
NEW FAMILY HOUSING**

COVALLE GROUP
ARCHITECTS | PLLC
JACKSON, MICHIGAN
517.768.6180