



ZONING BOARD OF APPEALS
Thursday, January 22, 2026 at 5:30 PM
City Hall, 2nd Floor Council Chambers

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA, JANUARY 22, 2026**
- 5. APPROVAL OF MINUTES**
 - A. December 4, 2025 Minutes
- 6. PUBLIC COMMENTS OR COMMUNICATION (NON-AGENDA ITEMS)**
(3-Minute Limit)
- 7. PUBLIC HEARINGS**
 - A. A. Dimensional Variance Request for 605 Ellery Ave. (Parcel # 8-134400)
- 8. NEW BUSINESS**
 - A. Election of Officers-
 1. Chairperson
 2. Vice Chairperson
 3. Secretary
 - B. Adoption of 2026 Zoning Board of Appeals Calendar

9. BOARD MEMBER ANNOUNCEMENTS

10. NEXT MEETING REMINDER, FEBRUARY 26, 2026

11. ADJOURNMENT

MINUTES – ZONING BOARD OF APPEALS MEETING

5:30 PM December 4, 2025

I. Call to Order

Chairperman Grieve called December 4, 2025, Zoning Board of Appeals meeting to order at 5:30 pm.

II. Roll Call

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

Staff Present: O'Connor

III. Pledge of Allegiance

IV. Adoption of Agenda

Board Member Grieve moved, with support from Board Member Mauldin to approve December 4, 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 Mulhern to approve October 23, 2025, Zoning Board of Appeals meeting minutes.

VI. Public Comment and Correspondence –

A. None

VII. Public Hearings

A. Consideration of Use Variance request for 130 N Horton Street (Parcel # 7-128200000)

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

Motion passed by voice vote.

Staff Summary

Public Hearing Opened at 5:34 pm

APPLICANT/PUBLIC COMMENT

Xavier Martinez voiced his opinion to approve his variance request

Public Hearing Closed at 5:36 pm

BOARD COMMENTS

Grieve stated that the structure has always looked like a house.

Board Member VanSumeren moved, with support from Board Member Grieve, to approve Use Variance request at 130 N. Horton Street.

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

Motion passed 4-0 by roll call vote.

B. Consideration of Use Variance for 728 W franklin Street (Parcel # 3-0310.2000)

Board Member Grieve 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.

Staff summarized the variance request,

Public Hearing Opened at 5:44 pm

APPLICANT/PUBLIC COMMENT

Cliff Risner spoke in support of the variance

Public Hearing Closed at 5:49 pm

BOARD COMMENTS

Grieve stated that both houses appear residential in design and the new use will not change character of the neighborhood.

Mulhearn stated that it is better to have the structures occupied rather than vacant.

Board Member Grieve moved, with support from Board Member Mauldin, to approve Use Variance request for 728 Franklin Street.

PC Member	Yea	Nay	Abstained
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Clyde Mauldin	X		
Karl Grieve	X		
Bob VanSumeren	X		
Peter Mulhearn	X		

Motion passed 4-0 by roll call vote.

VIII. New Business

A. None

IX. Board Comments-None

X. Next Meeting Reminder

Chairman Grieve reminded the Board that the next regular ZBA meeting is scheduled for January 22, 2025, at 5:30 pm.

10. Adjournment

Board Member VanSumeren moved, with support from Board Member Grieve, to adjourn the meeting at 6:06 pm.

Motion passed by voice vote

Respectfully,



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

Dimensional Variance 605 Ellery Avenue. City of Jackson, Michigan

GENERAL INFORMATION

Applicant:

Scott Beagle
605 Ellery Ave.
Jackson, MI 49202

Subject Location: 605 Ellery Avenue (Parcel #8-134400000)

Received Date: November 03, 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

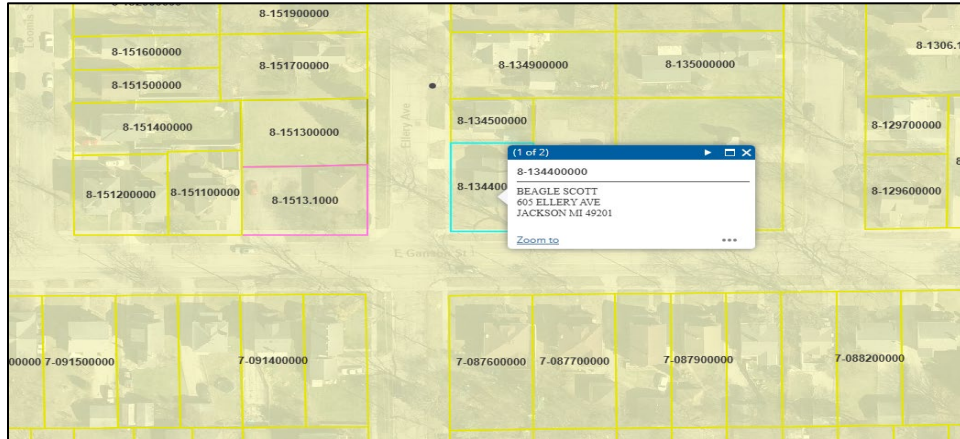
The .13-acre parcel is located at the northeast intersection of Ellery Ave. and 1200 Block of East Ganson Street. The parcel is located on a corner lot with the addressed front yard located on Ellery and the non-addressed front yard located on East Ganson Street

The Applicant/Owner has submitted applications for a dimensional variance for a shed already placed on the property prior to zoning approval. The shed would be placed at or near the north property line approximately four (4) feet from the neighbor's steel carport. The structure will be five (5) feet from the attached garage (primary structure), and nine (9) feet from the east property line.



NEIGHBORING ZONING AND LAND USE

The property is currently zoned R-1, One Family Residential and the table lists that all contiguous lots are also zoned R-1.



	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.(2.) and (4) to allow the placement of a storage shed.

Effect of request:

Approval will permit the applicant to obtain a permit and allow the placement of a shed within five (5) feet of the side lot line and closure than ten (10) feet from the primary structure.



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 .13 acres and when the home was built it had to be placed in line with homes due to the use of front yard setback exception. The Owner is unable to place the shed in either the addressed or non-addressed front yard.*

- (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 shed 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 the owner to store seasonal maintenance equipment for snow and lawn care. The Owner/Applicant would have to use 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 shed has already been placed in this location for many months without grievance, furthermore the structure to north is a metal carport, lessening the chance for fire to spread from this property to the adjacent property.*

- (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 605 Ellery Avenue (Parcel #8-134400000)

1. *The site is located at 605 Ellery Ave. with all surrounding properties having the same zoning designation R-1.*
 2. *The uniqueness of the property is due to the property location on a corner lot and the limited size of parcel at .13 acres.*
 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.*
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- 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

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: SCOTT BEAGLE
 Address: 605 ELLERY AVE.
 City: JACKSON State: MI Zip: 49202
 Phone: (630) 770-2555
 Email: beaglize@yahoo.com

PROPERTY OWNER

Same as applicant
 Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: () _____
 Email: _____

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 8-13440000 Current Zoning Designation: R-1
 Address: 605 ELLERY AVE. Current Use: Residential Commercial
 City: Jackson State: MI Zip: 49202 Industrial Mixed Vacant
 Nearest Intersection: ELLERY AVE. & GANSON ST.

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

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

I BOUGHT AN 8X12 SHED. I SET IN THE SIDE YARD, FRONT IS EVEN WITH NEIGHBORS CAR PORT. THERE IS 4' FROM SIDE OF CARPORT, 5' FROM MY HOUSE, 10' FROM BACK PROPERTY LINE.

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.

Scott Beagle Nov. 3, 2025
 Signature of Applicant Date 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: _____
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 HOUSE WAS BUILT TO SET EVEN WITH HOMES ON ELLERY & GANSON. THERE REALLY IS NO ROOM IN BACK YARD FOR SHED.
2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. ~~NO~~ YES. I BOUGHT & PLACED THE SHED NOT REALIZING THERE WERE BOUNDRIES TO BE MET BEFORE PURCHASE.
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. YES. IF I PUT THE LAWN ITEMS IN THE GARAGE, THEN I WOULD NOT BE ABLE TO PARK MY CAR IN IT.
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. ~~YES~~ NO. IT LOOKS GOOD AND DOES NOT HAMPER EITHER NEIGHBOR.
5. The variance is the minimum variance possible for reasonable use of the property. YES. YOU CAN EASILY SEE AROUND, WALK AROUND, & MOW AROUND THE SHED.
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. NO. WILL NOT DIMINISH PROPERTY VALUE. SHED IS NEW & PAINTED SAME AS HOUSE.
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. YES. SHED IS NEEDED TO STORE ALL LAWN EQUIPMENT, TOOLS, & FURNITURE. GARAGE IS NOT BIG ENOUGH WITH CAR IN IT.

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.

I CANNOT RETURN THE SHED, IT WAS A SPECIAL ORDER. I WOULD NOT BE ABLE TO SELL AT PRICE I PAID.

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.

~~THE~~ SHED IS IN A LOCATION SET BACK FROM ROAD. NEITHER NEIGHBORS VIEW IS BLOCK & THEY DO NOT NEED TO MOW OR WEEDWACK AROUND IT.

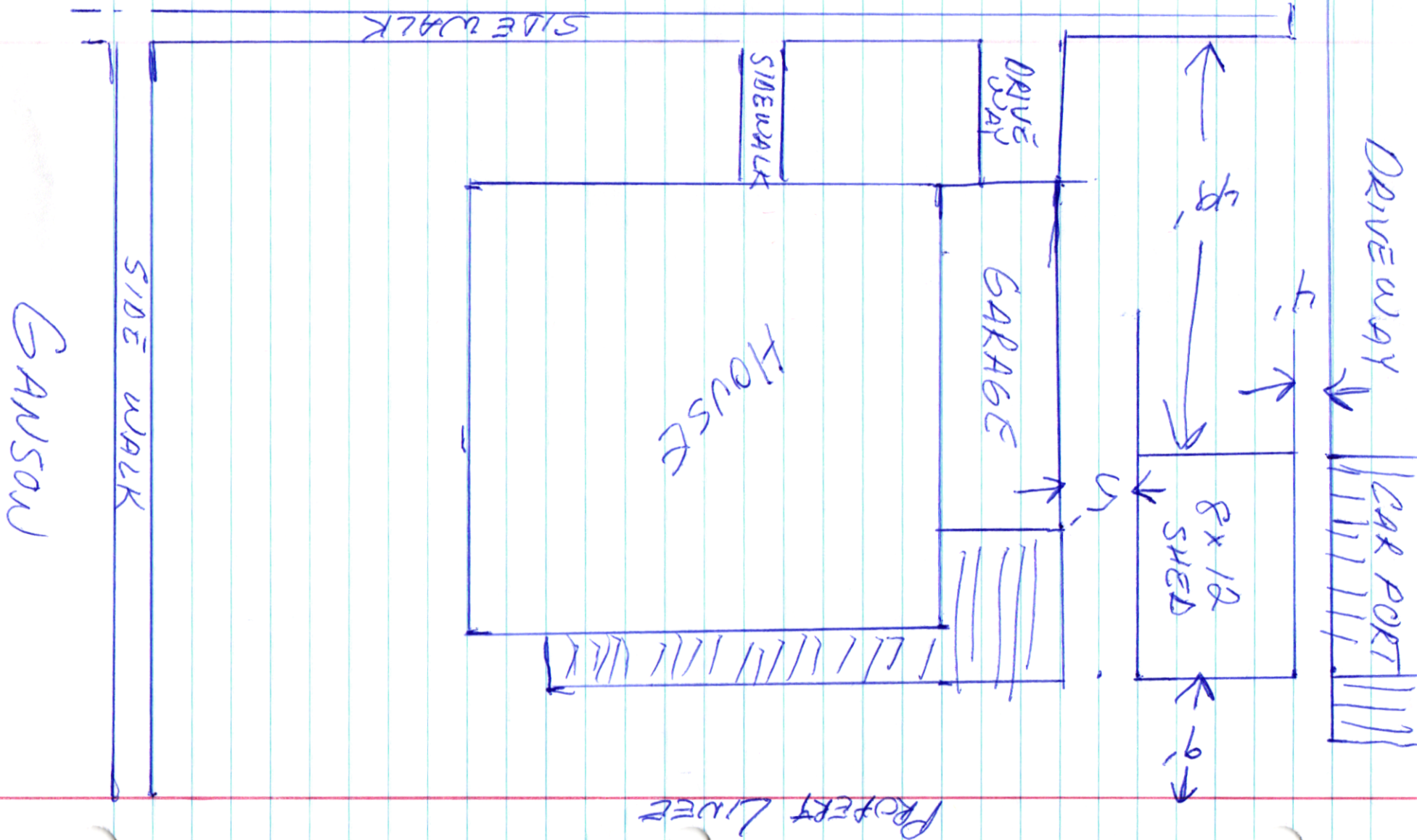
3. The problem and resulting need for the variance has not been self-created by the applicant.

~~NO~~ YES. AGAIN, I BOUGHT & PLACED THE SHED WITHOUT BOUNDARY INFO. NEED FOR LAWN EQUIPMENT TO PAR CAR IN

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.

NO. SHED MATCHES HOUSE & SET BACK (MATCHES NEIGHBORS CARPORT). LOOKS GOOD!

ELLERY



CONNER F1225 E GA JACKSON MI 49201
LEE PATR1613 LOOM JACKSON MI 49202
COMSTOC614 ELLER JACKSON MI 49202
JOHNSTOI1133 E GA JACKSON MI 49201
COX LESL1214 BURF JACKSON MI 49201
WILLIAMS 1129 E GA JACKSON MI 49201
LARKIN TE611 ELLER JACKSON MI 49202
CLEMENS 618 KENN1 JACKSON MI 49202
LASKEY C1221 E GA JACKSON MI 49201
VALME MA5355 SUG/LAWRENCEVILLE GA 30043
TRUMAN F1216 BURF JACKSON MI 49201
DORR CA7310 E ADD JACKSON MI 49203
SMITH JAY622 ELLER JACKSON MI 49202
BROWN JE614 KENN1 JACKSON MI 49202
DAY TAYL1208 BURF JACKSON MI 49201
KRYSCIO 7502 ELLER JACKSON MI 49201
HAI PERVE1091 PFIN1 NORTHBROOK IL 60062
KONKOL J1125 E GA JACKSON MI 49201
CENTRAL 2071 WHIS ANN ARBOR MI 48203
RICHARDE28514 LIN1 FARMINGTON HILLS MI 48334
LEPPER B1206 E GA JACKSON MI 49201
GRAHAM C11953 MA1 HARTLAND MI 48353
MOORE S1128 E GA JACKSON MI 49201
BSJ REAL 3606 WILD JACKSON MI 49201
IVESON R1610 ELLER JACKSON MI 49202
LOOPER C1202 BURF JACKSON MI 49202
SWARTZ E1131 E GA JACKSON MI 49201
621 LOOMP O BOX 3 ANN ARBOR MI 48106
BEAGLE S605 ELLER JACKSON MI 49201
BOWDEN I1217 E GA JACKSON MI 49201
CARROLL 1124 BURF JACKSON MI 49201
ASHWORT612 ELLER JACKSON MI 49202
LAPINSKI I615 KENN1 JACKSON MI 49202
CUMMING1121 E GA JACKSON MI 49201
STAUDACI618 ELLER JACKSON MI 49202
GRIFFARD613 ELLER JACKSON MI 49202
IRENE INV3218 IREN JACKSON MI 49202
BRANDT J506 ELLER JACKSON MI 49201
HOFFMAN622 KENN1 JACKSON MI 49202
BARTZ TH616 KENN1 JACKSON MI 49202
BRANIGAN607 LOOM JACKSON MI 49202
GANSON E23875 MIC DEARBORN MI 48124
PUCKETT 1211 E GA JACKSON MI 49201
OWNERS1214 COOI JACKSON MI 49202
ROBERTS 617 LOOM JACKSON MI 49202
STEED LEI621 ELLER JACKSON MI 49202
AXON ER11609 ELLER JACKSON MI 49202
PAQUETTI610 KENN1 JACKSON MI 49202
PORTER N505 ELLER JACKSON MI 49201
IMPERIAL 1212 BURF JACKSON MI 49201
KASPRZYC1126 BURF JACKSON MI 49201
DELGADO 1201 E GA JACKSON MI 49201

BARTOLO\605 KENNI JACKSON MI 49202
CILLI COR\1210 E GA JACKSON MI 49201
LLANES M617 ELLER JACKSON MI 49202

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:

Scott Beagle
605 Ellery Ave.
Jackson, MI 49202

Subject property:

605 Ellery Ave. (Parcel #3-134400000)

Variance Request:

Dimensional variance from Section 28-120 (2) a.(4.) Shall not be located closer than ten (10) feet to the principal structure or any other building or structure located on-site or on an adjacent parcel.

Effect of request:

Approval will permit the applicant the right to erect a shed four (4) Feet from the neighbor's carport and five (5) feet from the primary structure on the parcel.

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 January 22, 2026, in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

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

If you are interested in this request, you may attend the public hearing or contact 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 January 22, 2026.

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 a dimensional variance pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:

Scott Beagle
605 Ellery Ave.
Jackson, MI 49202

Subject property:

605 Ellery Ave. (Parcel #3-134400000)

Variance Request:

Dimensional variance from Section 28-120 (2) a.(4.) Shall not be located closer than ten (10) feet to the principal structure or any other building or structure located on-site or on an adjacent parcel.

Effect of request:

Approval will permit the applicant the right to erect a shed four (4) Feet from the neighbor's carport and five (5) feet from the primary structure on the parcel.



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

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

**5:30PM on January 22, 2026, in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own or occupy property within three hundred (300) feet of the property above outlined in 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 January 22, 2026.

CITY OF JACKSON ZONING BOARD OF APPEALS 2026 MEETING DATES & APPLICATION SUBMITTAL DEADLINES

The City of Jackson Zoning Board of Appeals meets the fourth (4th) Thursday of each month unless noted below. Meetings begin at 5:30pm and are conducted in the Council Chamber on the 2nd Floor at Jackson City Hall, 161 W. Michigan Avenue.

<u>Meeting Date</u>	<u>Application Deadline</u>	<u>Public Notice Deadline</u>
January 22	December 22, 2024	January 3
February 26	January 29	February 6
March 26	February 26	March 6
April 23	March 26	April 3
May 28	April 28	May 8
June 25	May 25	June 5
July 23	June 23	July 3
August 27	July 27	August 7
September 24	August 24	September 4
October 22	September 22	October 2
December 3*	November 3	November 13
January 28, 2027	December 28, 2026	January 8, 2026

*First (1st) Thursday of December