



# VARIANCE REQUEST APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 4/11/2024

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

2478 S Hope St Jackson MO

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

Property Owner Name(s): Tilsit Road Animal Clinic Property LLC (Emily Henderson, sole member)

Mailing Address: 1089 Aaron Dr

City, State ZIP: Jackson MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

## CONTACT PERSON HANDLING APPLICATION:

Contact Name: Emily Henderson or Carolyn Curtis

Mailing Address: 2009 County Road 335

City, State ZIP: Jackson MO 63755

Contact's Phone: 573-243-2010

Email Address (if used): dogdoctor06@hotmail.com TilsitRoadAC.LLC@gmail.com

## CURRENT ZONING: (check all that apply)

- ☐ R-1 (Single-Family Residential)  
☐ R-2 (Single-Family Residential)  
☐ R-3 (One- And Two-Family Residential)  
☐ R-4 (General Residential)  
☐ MH-1 (Mobile Home Park)  
☐ O-1 (Professional Office)  
☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)  
☒ C-2 (General Commercial)  
☐ C-3 (Central Business)  
☐ C-4 (Planned Commercial)  
☐ I-1 (Light Industrial)  
☐ I-2 (Heavy Industrial)  
☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: vacant

PROPOSED USE OF PROPERTY: veterinary clinic

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

REASON FOR REQUEST: State the reason(s) why you believe the requested variance is necessary and compliance with the zoning code creates an undue hardship that denies all beneficial use of the property. Undue hardship must be related to condition of the property, not a condition of the owner or to a financial consideration. Attach additional page(s) as needed.

Section 65-12(1)ww of the City Ordinance states that a privacy fence would be required to ~~separate the animal clinic from the adjacent residential district. There is a wide tree line along~~ all sides of the property, excluding the highway frontage. Due to the topography of the area, ~~the canopy of the trees would provide more of a visual barrier between the residential zone~~ and the business activities than a privacy fence would provide.

DRAWINGS: Attach a scaled plat of the tract(s) showing the entire lot, the location and size of all buildings / structures on the lot. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated as part of this application by the City. The 185' distance is exclusive of rights-of-way. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

PRIOR VARIANCE HISTORY:

Have there been any prior applications for Board of Adjustment action for this property? If so, please include the date of previous application. YES ☐ NO ☒ Date: \_\_\_\_\_

Prior Variance Approved? YES ☐ NO ☐

Description of prior variance request: \_\_\_\_\_

**SITE PLAN:**

Attach a site plan of the property in question. The site plan does not need to be prepared by a surveyor, but must be adequate to clearly show the following information. This site plan must include the proposed construction, all existing structures on the property, all streets, alleys, easements, property lines, etc. Please include dimensions (measurements) of all structures and measurements from the structure in question to other structures and to all property lines. For a height variance, also include the proposed height from the lowest adjacent grade and highest adjacent grade. Show the location of all unusual physical features of the property that pertain to the problem. Measurements for the distance, setback, height, or size to be varied must be accurate. Construction cannot exceed the varied distance, size, or height approved by the Board of Adjustment.

**PHOTOS:**

Include photos of the property if they help explain the problem and/or reason for the need for a variance.

**PERMISSION TO VISIT PROPERTY:**

The owner hereby gives permission for members of the Board of Adjustment and/or city staff to enter within the boundaries of the real estate listed herein to examine the location(s) and property conditions involved in the proposed variance.

Yes ☒

No ☐

**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

Emily D. Henderson

---

---

Please submit this application along with \$50.00 non-refundable application fee to:

Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755  
573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

EXHIBIT "A"

A parcel of land containing 4.46 acres, more or less, located in Survey No. 1266, Township 31 North, Range 12 East, described as follows: Start at a corner on the west line of said Survey No. 1266, said corner being the northeast corner of Survey No. 186; thence North 83° 0' West, along the north line of said Survey No. 186, 474.5 feet; thence following a property line North 19° 0' East, 517.4 feet; thence South 82° 0' East, 61.4 feet; thence North 17° 30' East, 704.2 feet; thence South 84° 0' East, 1789.1 feet for the point of beginning; thence South 11° 30' West, 442.8 feet for a corner; thence South 74° 0' East, 367.7 feet for a corner in the west right-of-way line of Missouri State Highway Route No. 25 thence North 23° 15' East, along said west right-of-way line, 268.9 feet; thence leaving said right-of-way line North 6° 30' East, 262.7 feet; thence North 84° 0' West, 393.5 feet to the point of beginning and contains 4.46 acres, more or less.

Also a parcel of land containing 0.23 acres, more or less, located in Survey No. 1266, Township 31 North, Range 12 East, described as follows: Start at a corner on the west line of said Survey No. 1266, said corner being the northeast corner of Survey No. 186; thence North 83° 0' West, along the north line of said Survey No. 186, 474.5 feet; thence following a property line North 19° 0' East, 517.4 feet; thence South 82° 0' East, 61.4 feet; thence North 17° 30' East, 704.2 feet; thence South 84° 0' East, 2182.6 feet for the point of beginning; thence South 6° 30' West, 262.7 feet to a point in the west right-of-way line of Missouri State Highway No. 25; thence North 23° 15' East, along said west right-of-way line, 36.4 feet to the point of a curve to the left; thence along said curve to the left, having a radius of 1111.3 feet, 234.0 feet; thence leaving said right-of-way line North 84° 0' West, 59.5 feet to the point of beginning and contains 0.23 of an acre.