



**VARIANCE REQUEST APPLICATION**  
**City of Jackson, Missouri**

**APPLICATION DATE:** June 10, 2024

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

1502 Jackson Ridge Dr.  
Jackson, MO 63755

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

Property Owner Name(s): Curtis Ackman and Britney Schott Ackman  
Mailing Address: 1502 Jackson Ridge 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: Britney Ackman  
Mailing Address: 1502 Jackson Ridge Dr.  
Jackson, MO 63755  
Contact's Phone: (573) 837-0629  
Email Address (if used): britneyackman@gmail.com

**CURRENT ZONING:** (check all that apply)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial)        |
| <input type="checkbox"/> R-2 (Single-Family Residential)            | <input type="checkbox"/> C-2 (General Commercial)      |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential)      | <input type="checkbox"/> C-3 (Central Business)        |
| <input type="checkbox"/> R-4 (General Residential)                  | <input type="checkbox"/> C-4 (Planned Commercial)      |
| <input type="checkbox"/> MH-1 (Mobile Home Park)                    |  |
| <input type="checkbox"/> O-1 (Professional Office)                  | <input type="checkbox"/> I-1 (Light Industrial)        |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)         | <input type="checkbox"/> I-2 (Heavy Industrial)        |
|   | <input type="checkbox"/> I-3 (Planned Industrial Park) |

CURRENT USE OF PROPERTY:

Residential Property

PROPOSED USE OF PROPERTY:

Residential Property

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

Lot 140 Jackson Ridge Estate Phase 8 2016-05179

**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.

We live on a corner lot and would like to install a wood fence in the backyard & side yard by the road. Our main priority is to provide safety for our two sons that play outside - ages 5 & 2. Route 16 has become alot busier since we moved in 2016, and a wooden fence would provide privacy & safety. We also hope this limits the amount of people that walk across our yard as a shortcut to enter our subdivision.

**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.)*

Gustav R. Ackman  
Britney Schott Ackman

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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)