

## Staff Report

**ACTION ITEM:** Consider a variance request to exceed the restriction limiting the number of access drives on a single street-facing side of a lot by allowing five parking spaces with direct access from the street at 614 E Adams St., submitted by the Reorganized School District R-II.

**APPLICANT:** Jackson R-2 School District

**APPLICANT STATUS:** Property Owner

**PURPOSE:** Provide five extra parking spaces off E Adams Street in front of the building.

**SIZE:** 2.61 acres

**PRESENT USES:** School Offices

**PROPOSED USE:** Same

**PROPERTY ZONING:** R-4 General Residential

**SURROUNDING ZONING:** North R-4 General Residential; South R-4 General Residential; East O-1 Professional Office; West I-2 Heavy Industrial

**HISTORY:** N/A

**TRANSPORTATION AND PARKING:** Each parking space will have direct access from the street.

**CODE SECTION REQUESTED TO BE VARIED:** Zoning Code (Chapter 65)

**Sec. 65-22. - Off-street parking and loading regulations.**

The regulations hereinafter set forth in this section are in addition to, qualify, or supplement, as the case may be, the district regulations appearing elsewhere in this chapter.

(2) *Procedures and standards.* Prior to the issuance of any building permit, the building and planning superintendent shall ensure that the provisions of this section have been met:

3. Where access to a two-family residential use or structure will require a driveway(s), no more than two (2) points of ingress or egress located at least thirty (30) feet from any intersecting street corner shall be permitted, with a maximum width for each driveway to be specified by this section. Additional points of access for accessory buildings or structures typically associated with two-family residential uses may be allowed only with the granting of a variance.

**2024 COMPREHENSIVE PLAN:** Public/ Semi-Public

**MAJOR STREET PLAN:** Does not interfere with the major street plan.

**FLOODPLAIN INFORMATION:** This property is not in the floodplain per FEMA panel 29031C1432E, dated 9/29/11.

**PHYSICAL CHARACTERISTICS:** A large parking lot at the rear of the building is accessed from E Main St.

**COMMENTS:** N/A

**ACTION REQUIRED:** The Board shall approve or deny this request based on the criteria for granting variances.