



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA Meeting Agenda
June 20, 2019
7:00 p.m.

Roll Call of Members

Present:

- Brad Baker
- Mike Berry
- Scott Bockoski
- David Martin
- Dennis Schrupf
- Aaron Culp - Legal Counsel
- C.J. Taylor - C/JT Plan Director
- Terri Strong- Recorder

1. Declaration of Quorum
2. Approval of Minutes **May 23, 2019**
3. Public Comment
4. Old Business: None
5. New Business

Docket#: BZA-0319-012-R1

Petitioner: Alicia Alexander Kiovsky / Kim and Mike Alexander

Property Address: 8203 E. 249th St. – Proposed North Point Subdivision

A Development Standards Variance application has been submitted concerning Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the height of a primary structure to be constructed not to exceed forty-three (43) feet. Whereas; Article 3.4 states that the maximum allowed height of a primary structure is thirty-five (35) feet.

Docket#: BZA-0319-013-R1

Petitioner: Alicia Alexander Kiovsky / Kim and Mike Alexander

Property Address: 8203 E. 249th St. – Proposed North Point Subdivision

A Development Standards Variance application has been submitted concerning Article 7.15 C. D-03,1 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a residential driveway to be gravel. Whereas: Article 7.15 C. D-03,1 states that all driveways shall be concrete, concrete pavers, brick or asphalt.



CICERO / JACKSON TOWNSHIP BZA MEETING

Docket#: BZA-0319-014-R1

Petitioner: Alicia Alexander Kiovsky / Kim and Mike Alexander

Property Address: 8203 E. 249th St. – Proposed North Point Subdivision

A Development Standards Variance application has been submitted concerning Article 7.5 B. AS-02, 3 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an accessory structure to be constructed in front of a primary structure. Whereas; Article 7.5 B. AS-02, 3 states that an accessory structure shall only be located to the rear of side of the primary structure.

Docket#: BZA-0319-015-R1

Petitioner: Alicia Alexander Kiovsky / Kim and Mike Alexander

Property Address: 8203 E. 249th St. – Proposed North Point Subdivision

A Development Standards Variance application has been submitted concerning Article 7.5 B. AS-02, 1, b of the Cicero/Jackson Township Zoning Ordinance in order to: allow the square footage an accessory structure to exceed sixty-five (65) percent of the finished floor area of a primary structure. Whereas; Article 7.5 B. AS-01,1, b states that an accessory structure may not exceed sixty-five (65) percent of the finished floor area of the primary structure.

Docket#: BZA-0319-016-R1

Petitioner: Alicia Alexander Kiovsky / Kim and Mike Alexander

Property Address: 8203 E. 249th St. – Proposed North Point Subdivision

A Development Standards Variance application has been submitted concerning Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to: allow eleven (11) lots having only lot frontage on a Private Drive. Whereas; Article 3.4 states that minimum lot frontage is eighty (80) feet on a Public Street with access from said Public Street.

Docket#: BZA-0319-019-R1

Petitioner: Alicia Alexander Kiovsky / Kim and Mike Alexander

Property Address: 8203 E. 249th St. – Proposed North Point Subdivision

A Development Standards Variance application has been submitted concerning Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an accessory structure to exceed the maximum height of twenty (20) feet.

Docket#: BZA-0519-024-R3

Petitioner: JJ Burnett

Property Address: 22495 Millcreek Road, Cicero, IN 46034

A Development Standards variance application has been submitted concerning Article 7.21 A. FN-01,3 & 7 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow construction of a six (6) foot tall privacy fence in the front yard in an R3 residential district, Whereas; Article 7.21 A. FN-01,3 & 7 states that fences must not be greater than three (3) feet in height in a front yard. Fences in the front yard shall have no less than fifty (50) percent surface open area



CICERO / JACKSON TOWNSHIP BZA MEETING

Docket#: BZA-0519-028-R3

Petitioner: Matt Corley

Property Address: 0 Millcreek Road, Cicero, IN 46034

A Development Standards variance application has been submitted concerning Article 7.5 B.AS-02,3 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow construction of an accessory building in front of a primary building in an R3 residential district, Whereas; Article 7.5 B.AS-02,3 states that an accessory structure shall only be located to the rear or side of the primary structure.

Docket#: BZA-0519-025-C4

Petitioner: G.W. Pierce Enterprises, LLC

Property Address: 22275 US 31 North, Cicero, IN 46034

A Special Exception Use variance application has been submitted concerning Article 4.15 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an automobile repair; automobile/truck storage (outdoor) in a C4 Commercial district. Whereas; automobile repair and automobile/truck storage (outdoor) is considered a special exception use.

Docket#: BZA-0519-026-C4

Petitioner: G.W. Pierce Enterprises, LLC

Property Address: 1715 E. 226th St. Cicero, IN 46034

A special exception use variance application has been submitted concerning Article 4.15 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an automobile sales and exporting business in a C4 Commercial District. Whereas; an automobile sales and exporting business is considered a special exception use.

Docket#: BZA-0519-027-C4

Petitioner: GWP Enterprises, Inc

Property Address: 22275 US 31 North, Cicero, IN 46034

A special exception use variance application has been submitted concerning Article 4.15 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an automobile sales and exporting business in a C4 Commercial District. Whereas; an automobile sales and exporting business is considered a special exception use.



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6. Plan Director's Report: Enclosed in your packets

7. Chairman's Report:

8. Legal Counsel's Report:

9. Board Member Comments:

10. Next Planned BZA Meeting: **July 18, 2019**

11. Adjournment:

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034