



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA-0322-08-R3 Swan Vondersaar
BZA-0422-09-R4 Andrew McKinney
BZA-0422-10-R5 Thomas Caldwell
BZA-0422-11-R1 Tim Walter
BZA-0422-13-NC Robinson Appliance Service LLC
BZA-0422-14-NC Robinson Appliance Service LLC

**BZA Meeting Agenda
April 21, 2022
7:00 p.m.**

Roll Call of Members

Present:

- Mike Berry
- Scott Bockoski
- Liz Foley-Nelson
- Dennis Schrupf
- Steve Zell
- Aaron Culp - Legal Counsel
- Frank Zawadzki - C/JT Plan Director
- Terri Strong- Recorder

1. Declaration of Quorum:
2. Approval of Minutes: March 17, 2022
3. Old Business:

Docket #: BZA-0322-08-R3

Petitioner: Swan Vondersaar

Property Address: 0 East 236th Street, Cicero, Indiana 46034

(Located behind 7690 East 236th Street, Cicero, Indiana 46034)

A Land Use Variance application has been submitted concerning Article 3.7 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a Commercial (Business) parking lot in a "R3" Residential district. Whereas a Commercial (Business) parking lot is not a Permitted Use or Special Exception Use in a "R3" Residential District.



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4. New Business:

Docket #: BZA-0422-09-R4

Petitioner: Andrew McKinney

Property Address: 580 Iron Bridge Road Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 3.10 "R4" District Standards of the Cicero/Jackson Township Zoning ordinance in order to: Reduce the side yard setback from 6 feet to 3 feet for an addition to the garage/home.

Docket #: BZA-0422-10-R5

Petitioner: Thomas Caldwell

Property Address: 22501 Gifford Avenue Cicero, IN 4603

A Development Standards variance application has been submitted concerning Article 7.5 "R5" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an Accessory Structure (Pole barn) to be constructed on a lot without a Primary Structure being constructed.

Docket #: BZA-0422-11-R1

Petitioner: Timothy J and Tricia L Walter

Property Address: 24 Forest Bay Lane Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 3.4 "R1" District Standards of the Cicero/Jackson township Zoning ordinance in order to: Allow for the construction of an accessory structure at the maximum height of 24 feet whereas an accessory structures maximum height in the "R1" District is 20 feet.

Docket #: BZA-0422-13-NC

Petitioner: Robinson Appliance Service, LLC

Property Address: 70 North Peru Street Cicero, Indiana 46034

A Development Standards Variance request application has been submitted concerning Article 10.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Exceed the maximum allowed cumulative area for Permanent Signs of 100 square feet in the "NC" Neighborhood Commercial District.



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BZA-0422-13-NC Robinson Appliance Service LLC
BZA-0422-14-NC Robinson Appliance Service LLC

Docket #: BZA-0422-14-NC

Petitioner: Robinson Appliance Service, LLC

Property Address: 70 North Peru Street

Cicero, Indiana 46034

A Development Standards variance application request has been submitted concerning Article 10.5-10 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a Permanent Projecting Sign to have a cumulative total of 33.75 square feet, protrude more than 18 inches from the wall it is attached to, and extend above the eaves of the roof. Whereas article 10.5-10 allows a maximum of 15 cumulative square feet, no part of a projecting sign may protrude more than 18 inches from the wall it is attached to, and no part of a projecting sign may extend above the eaves of the roof or be mounted on the roof.

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: May 19, 2022 at 7:00 p.m.

11. Adjournment:



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Location:
Red Bridge Park Community Building
697 West Jackson Street
Cicero, IN 46034