



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

March 23rd, 2023

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - President
- ☐ Mike Berry
- ☐ Dennis Schrumpf
- ☐ Harrison Massone
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

1. Declaration of Quorum

2. Approval of Minutes
February 23rd, 2023

3. Old Business

Petitioner: Justin Kottkamp

Property Address: 2580 E 226th Street Cicero, IN 46034

Docket# - BZA-0228-02-AG

A Development Standards Variance application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Allow for the construction of an accessory structure at a maximum height of 24 feet, whereas the allowed maximum height of an accessory structure in the "AG" District is 22 feet.

Docket # - BZA-0228-03-AG

A Development Standards Variance application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Allow a side yard setback of 20 feet, whereas the side yard setback in the "AG" District is a minimum of 35 feet.

4. New Business

Petitioner: David & Leah Cupps

Property Address: 0 E 226th Street Cicero, IN 46034

Docket#: BZA-0323-04-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.21, Fence and Wall Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a 54" fence in the front yard, whereas Article 7.21 FN-01 states that a fence cannot be greater than three (3) feet in height in the front yard in the "R1" District.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket #: BZA-0323-05-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for (3) three accessory structures, whereas Article 7.5 Accessory Structures Standards states no more than (2) two enclosed accessory structures are permitted on a lot in the "R1" district.

Docket #: BZA-0323-06-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for an accessory structure to exceed 65% of the finished floor area of the primary structure.

Docket #: BZA-0323-07-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to allow an Accessory Structure to be located in the front yard, whereas Article 7.5 states an accessory structure shall only be located to the rear or side of the Primary structure.

Docket #: BZA-0323-08-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to allow an Accessory Structure with a height of 22 feet, whereas Article 3.4 states an accessory structure shall have a maximum height of 20 feet in the "R1" district.

Docket #: BZA-0323-09-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 3.4 "R1" District Standards of the Cicero/Jackson Township Zoning Ordinance which states that all Primary Structures shall be a minimum of 1900 Square feet for the first floor, provided that the total finished floor area is 2,600 square feet or more in the "R1" district.

Docket #: BZA-0323-10-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.22 which states that all facades of Accessory Structures are to be brick or natural cut stone.

Petitioner: Andrew Ward

Property Address: 813 Lanyard Drive Cicero, IN 46034

Docket#: BZA-0323-11-R3

A Development Standards Variance application has been submitted concerning Article 7.21 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow construction of an eight (8) foot tall fence in the side yard. Whereas Article 7.21 states that a fence may not be greater than six (6) feet in height, in the side yard in the "R3" district.

5. **Plan Director's Report:**

See packets

6. **President's Report:**

7. **Legal Counsel's Report:**



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

8. Public Comment:

9. Board Member Comments:

10. Next Planned Board of Zoning Appeals Meeting:

11. Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034