



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

April 20th, 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

March 23rd, 2023

3. New Business – 3 items

Petitioner: Larry & Jan Unger

Property Address: 790 S Main Street

Docket#: BZA-0423-13-R3

A Development Standards Variance application has been submitted concerning Article 7.5 Accessory Structure Standards (AS) Section AS-02 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an accessory structure to exceed sixty percent (60%) of the finished floor area of the primary structure in the “R3” Residential Zoning District.

Docket #: BZA-0423-14-R3

A Development Standards Variance application has been submitted concerning Article 3.8 “R3” Residential District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Reduce the rear yard setback from 20 feet to 8 feet in order to add onto an existing accessory structure (pole barn).

Petitioner: Morse Haven

Property Address: 289 S Peru Street

Docket#: BZA-0423-17-NC

A Land Use Variance application has been submitted concerning Article 4.1 “NC” (Neighborhood Commercial) District of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the property located at 289 South Peru Street, Cicero, Indiana to be used as a vacation rental with a swimming pool. Whereas: A vacation rental and swimming pool are not a Permitted Use or a Special Exception Use in the “NC” (Neighborhood Commercial) Zoning District.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket #: BZA-0423-18-NC

A Development Standards Variance application has been submitted concerning Article 7.8 Buffer Yard Standards (BY) Section BY-01 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the Buffer Yard to be installed per Article 7.8 Buffer Yard Standards (BY) Section BY-01 as required except for the area where the existing garage is located.

Docket #: BZA-0423-19-NC

A Development Standards Variance application has been submitted concerning Article 7.5 Accessory Structure Standards (AS) Section AS-04 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a third (3rd) Accessory Structure (Swimming Pool) on the property located at 289 South Peru Street, Cicero, Indiana. Whereas: Article 7.5 Accessory Structure Standards (AS) Section AS-04 states: No more than two (2) Accessory Structures are permitted on a lot.

Petitioner: Hoosier Wildlife

Property Address: 610 N Peru Street

Docket#: BZA-0423-20-R4/NC

A Land Use Variance application has been submitted concerning Article 3.9 and Article 4.1 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a Wildlife Rescue Service Organization in the "R4/NC" District. Whereas a Wildlife Rescue Service Organization is not a permitted use or a special exception use in the "R4" or "NC" District.

Docket No. BZA-0423-21-R4

A Development Standards Variance application has been submitted seeking relief from Article 7.5 (Accessory Structure Standards AS-02) of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for a third (3rd) accessory structure, whereas ordinance states no more then (2) two enclosed accessory structures are permitted on a lot.

Docket No. BZA-0423-22-R4

A Development Standards Variance application has been submitted seeking relief from Article 7.5 (Accessory Structure Standards AS-02) of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for a fourth (4th) accessory structure, whereas ordinance states no more then (2) two enclosed accessory structures are permitted on a lot.

Docket No. BZA-0423-23-NC

A Development Standards Variance application has been submitted seeking relief from Article 7.13 (Parking Standards PK-05) of the Cicero/Jackson Township Zoning Ordinance which states that a maximum of 30% of parking spaces shall be installed in the front of the primary structure.

Docket No. BZA-0423-29-R4

A Development Standards Variance application has been submitted seeking relief from Article 7.5 (Accessory Structure Standards AS-02) of the Cicero/Jackson Township Zoning Ordinance which states a accessory structure shall not exceed 60% of the Finished Floor Area of the Primary Structure.

Docket No. BZA-0423-30-NC

A Development Standards Variance application has been submitted seeking relief from Article 7.13 (Parking Standards PK-03) of the Cicero/Jackson Township Zoning Ordinance which states that all parking lots must be paved with asphalt or concrete or other durable material.



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Docket No. BZA-0423-31-NC

A Development Standards Variance application has been submitted concerning Article 7.13 (Parking Standards PK-04) of the Cicero/Jackson Township Zoning Ordinance to allow only (4) four parking spaces whereas ordinance requires (14) fourteen parking spaces for a general or professional office use in the "NC" District.

Docket No. BZA-0423-32-NC

A Development Standards Variance application has been submitted seeking relief from Article 7.13 (Parking Standards PK-03) of the Cicero/Jackson Township Zoning Ordinance which states: The interior of all parking lots shall be landscaped with (1) one deciduous shade tree per (10) ten parking spaces.

Docket No. BZA-0423-33-R4/NC

A Development Standards Variance application has been submitted seeking relief from Article 7.23 (Misc. Standards MS-04) of the Cicero/Jackson Township Zoning Ordinance which states: The minimum lot size to be able to have any farm animal on any lot or combination of any lots is (3) three acres.

Docket No. BZA-0423-34-R4/NC

A Development Standards Variance application has been submitted seeking relief from Article 7.23 (Misc. Standards MS-04) of the Cicero/Jackson Township Zoning Ordinance which states: Small Animals and Very Small Animals shall have .5 acre or .1 acre of fence pasture per animal.

4. Plan Director's Report: See packet
5. President's Report:
6. Legal Counsel's Report:
7. Public Comment:
8. Board Member Comments:
9. Next Planned Board of Zoning Appeals Meeting:
May 18th, 2023
10. Adjournment:

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

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