



## Board of Zoning Appeals Agenda

June 22<sup>nd</sup>, 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  
April 20<sup>th</sup>, 2023

3. New Business

**Petitioner:** Brian Spear

**Property Address:** 26797 Crooked Creek

**Docket#:** BZA-0623-37-AG

A Development Standards Variance Request application has been submitted concerning Article 7.21 of the Cicero/Jackson Township Zoning Ordinance in order to: Increase the fence height from 36 inches to 56 inches. Whereas; Article 7.21 states that a fence may not be greater than 36 inches in height in the front yard in the “AG” District.

**Petitioner:** Robin Pennington

**Property Address:** 17 Point Lane

**Docket#:** BZA-0623-38-R1

A Land Use Variance Request application has been submitted concerning Article 3.3 of the Cicero/Jackson Township Zoning Ordinance in order to: relocate a beauty salon business to a home in the “R1” residential district. Whereas; a beauty salon business is not a Permitted Use or Special Exception Use in the “R1” residential district.

**Petitioner:** Scott & Carrie Simpson

**Property Address:** 840 Main Street

**Docket#:** BZA-0623-39-R3

A Development Standards Variance application has been submitted concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a swimming pool which is an accessory structure, to be installed with a 12 foot rear setback on this parcel whereas “R3” District Standards require a 20 foot rear setback for an accessory structure.

**Docket No. BZA-0623-40-R3**

A Development Standards Variance application has been submitted concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance in order to: exceed the 45% maximum impervious surface area allowed of a lot in the "R3" district, whereas "R3" district standards state that the square footage of all primary and secondary structures cannot exceed 45% of the lot area.

**Petitioner:** Reuben Arvin

**Property Address:** 8140 E 279<sup>th</sup> Street

**Docket#:** BZA-0523-35-AG

A Land Use Variance application has been submitted concerning Article 3.1 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a two (2) family home on this parcel whereas a two (2) family home is not a Permitted Use or a Special Exception Use in the "AG" District.

**Docket #: BZA-0523-36-AG**

A Development Standards Variance application has been submitted seeking relief from Article 3.2 of the Cicero/Jackson Township Zoning Ordinance which states: the Maximum Lot Depth shall be a maximum of 2.5 times the lot width.

**Docket #: BZA-0523-41-AG**

A Development Standards Variance application has been submitted seeking relief from Article 3.2 of the Cicero/Jackson Township Zoning Ordinance which states that the Minimum Lot width shall be 200 feet.

**Petitioner:** Beck's Superior Hybrids

**Property Address:** 6767 E 276<sup>th</sup> Street

**Docket#:** BZA-0623-43-AG

A Land Use Variance application has been submitted concerning Article 10.2 of the Cicero/Jackson Township Zoning Ordinance regarding the property located at the Northwest Corner of 266<sup>th</sup> Street and Devaney Road and is addressed as 0 Devaney Road, Atlanta Indiana, 46031 in order to: Allow a billboard sign in the "AG" district, whereas a billboard sign is not permitted in any Zoning district.

**Docket#:** BZA-0623-44-AG

A Land Use Variance application has been submitted concerning Article 10.2 of the Cicero/Jackson Township Zoning Ordinance regarding the property located at the Southeast corner of 266<sup>th</sup> Street and US 31 and is addressed as 0 US 31, Arcadia Indiana, 46030 in order to: Allow a billboard sign in the "AG" district, whereas a billboard sign is not permitted in any Zoning district.

**Docket#:** BZA-0623-45-AG

A Land Use Variance application has been submitted concerning Article 10.2 of the Cicero/Jackson Township Zoning Ordinance regarding the property located at Southeast corner of 276<sup>th</sup> Street and Devaney Road and is addressed as 0 East 276<sup>th</sup> Street, Atlanta Indiana, 46031 in order to: Allow a billboard sign in the "AG" district, whereas a billboard sign is not permitted in any Zoning district.



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

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:  
July 20<sup>th</sup>, 2023
10. Adjournment:

Location:

Cicero Town Hall  
70 N Byron Street  
Cicero, IN 46034