



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Board of Zoning Appeals Agenda**

April 18th, 2024

7:00 p.m.

**Roll Call of Members**

Present:

- Scott Bockoski - Chairman
- Mike Berry
- Dennis Schrupf
- 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 21<sup>st</sup>, 2024

3. Old Business

4. **New Business:**

**Petitioner:** Gregory Nemeth

**Property Address:** 150 N Peru Street, Cicero, IN 46034

**Docket#:** BZA-0424-04-NC

A Land Use Variance application has been submitted regarding the property located at 150 North Peru Street, Cicero IN, 46034 to allow an Auto Sales business in the NC district. Whereas Article 4.1 of the Cicero/Jackson Township Zoning Ordinance does not list an Auto Sales business as a permitted use or a special exception use in the NC District.

**Petitioner:** Jacob Clarkson

**Property Address:** 24 Point Lane

**Docket#:** BZA-0424-05-R1

A Development Standards Variance Application has been submitted regarding the property located at 24 Point Lane, Arcadia IN, 46030 to: allow an accessory structure in the front of the primary structure. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be placed in the rear or side of the primary structure in the R1 district.

**Docket#:** BZA-0424-06-R1

A Development Standards Variance Application has been submitted regarding the property located at 24 Point Lane, Arcadia IN, 46030 to: allow a side yard setback of 25 feet, Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that the minimum side yard setbacks shall be 40 feet in the R1 district.



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**Docket#:** BZA-0424-07-R1

A Development Standards Variance Application has been submitted regarding the property located at 24 Point Lane, Arcadia IN, 46030 to: allow an accessory structure to exceed 65% of the finished floor area of the primary structure, Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall not exceed 65% of the finished floor area of the primary structure in the R1 district.

**Docket#:** BZA-0424-08-R1

A Development Standards Variance Application has been submitted regarding the property located at 24 Point Lane, Arcadia IN, 46030 to: allow an accessory structure with a height of 24 feet, Whereas Article 3.4 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall not exceed 20 feet in height in the R1 district.

**Docket#:** BZA-0424-09-R1

A Development Standards Variance Application has been submitted regarding the property located at 24 Point Lane, Arcadia IN, 46030 to: allow an accessory structure with 100% siding on all facades. Whereas Article 7.22 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall have primarily brick or natural cut stone on all facades.

**Petitioner:** Adam & Nichole Knorr

**Property Address:** 23475 Cammack Road

**Docket#:** BZA-0424-10-R2

A Development Standards Variance Application has been submitted regarding the property located at 23475 Cammack Road, Cicero IN 46034 to: allow an accessory structure in the front of the primary structure. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be placed in the rear or side of the primary structure in the R2 district.

**Docket#:** BZA-0424-12-R2

A Development Standards Variance Application has been submitted regarding the property located at 23475 Cammack Road, Cicero IN 46034 to: allow an accessory structure to exceed 65% of the finished floor area of the primary structure, Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall not exceed 65% of the finished floor area of the primary structure in the R2 district.

**Docket#:** BZA-0424-11-R2

A Development Standards Variance Application has been submitted regarding the property located at 23475 Cammack Road, Cicero IN 46034 to: allow an accessory structure with a height of 25 feet, Whereas Article 3.6 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall not exceed 18 feet in height in the R2 district.

**Docket#:** BZA-0424-13-R2

A Development Standards Variance Application has been submitted regarding the property located at 23475 Cammack Road, Cicero IN 46034 to: allow an accessory structure with 100% siding on all facades. Whereas Article 7.22 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall have primarily brick or natural cut stone on all facades.



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**Petitioner:** Christopher & Catharine Lammer

**Property Address:** 3124 E 266<sup>th</sup> Street/2860 E 266<sup>th</sup> Street, Arcadia, IN 46030

**Docket#:** BZA-0424-14-AG

A Land Use Variance application has been submitted regarding the property located at 2860 and 3124 East 266<sup>th</sup> street, Arcadia IN 46030 to allow an Agritourism Ranch and Winery with retail sales and outdoor seating in the AG district, Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance does not list an Agritourism Ranch and Winery with retail sales and outdoor seating in the AG district as a Permitted Use or a Special Exception Use.

**Docket#:** BZA-0424-15-AG

A Development Standards Variance Application has been submitted regarding the property located at 2860 and 3124 East 266<sup>th</sup> street, Arcadia IN, 46030 to: allow 10 yaks in a fenced in pasture area of 7 acres, Whereas Article 7.23 of the Cicero/Jackson Township Zoning Ordinance (MS-04) states that a large animal shall have 1.5 acres of fenced pasture per animal.

**Petitioner:** David & Kathy VanAlstine

**Property Address:** 2469 Lincoln Drive, Cicero, IN 46034

**Docket#:** BZA-0424-17-R3

A Development Standards Variance Application has been submitted regarding the property located at 2469 Lincoln Dr, Cicero, IN, 46030 to: allow a side yard setback of 6.5' feet, Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that the minimum side yard setbacks shall be 15 feet in the R3 district.

5. Plan Director's Report: See packet.
6. Chairman's Report:
7. Legal Counsel's Report:
8. Board Member Comments:
9. Next Planned Board of Zoning Appeals Meeting:  
May 9<sup>th</sup>, 2024
10. Adjournment:

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