



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Board of Zoning Appeals Agenda**

May 9<sup>th</sup>, 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

April 18<sup>th</sup>, 2024

3. **Old Business:**

**Petitioner:** Adam & Nichole Knoll

**Property Address:** 23475 Cammack Road, Cicero, IN 46034

**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-0424-11-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 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-0424-12-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 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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4. New Business:

**Petitioner:** Yvonne Knasel

**Property Address:** 1660 Nantucket Drive, Cicero, IN 46034

**Docket#:** BZA-0524-16-R3

A Development Standards Variance application has been submitted regarding the property located at 1660 Nantucket Drive, Cicero IN, 46034 concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance to: allow an accessory structure to be (26) twenty-six feet (8) eight inches tall, whereas article 3.8 states that an accessory structure shall be (18) eighteen feet tall maximum.

**Docket#:** BZA-0524-19-R3

A Development Standards Variance application has been submitted regarding the property located at 1660 Nantucket Drive, Cicero IN, 46034 concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance to: allow an accessory structure to be placed in front of the primary structure. Whereas Article 7.5 states that an accessory structure shall only be placed to the rear or side of the primary structure.

**Petitioner:** Jai & Robyn Cook

**Property Address:** 8989 E 256<sup>th</sup> Street, Arcadia, IN 46030

**Docket#:** BZA-0524-17-AG

A Development Standards Variance Application has been submitted regarding the property located at 8989 E 256<sup>th</sup> Street, 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 "AG" district.

**Docket#:** BZA-0524-18-AG

A Development Standards Variance Application has been submitted regarding the property located at 8989 E 256<sup>th</sup> Street, Cicero, IN 46034 to: allow a side yard setback of (7) seven feet, Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance states that the minimum side yard setbacks shall be (35) thirty-five feet in the "AG" 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:  
June 20<sup>th</sup>, 2024

10. Adjournment:

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