

Docket No. BZA-0625-21-AG Petitioner: Jason Bezy

Property Address: 22400 Cammack Road, Noblesville, IN 46062

A Development Standards Variance application has been submitted regarding the property located at 22400 Cammack Road, Cicero IN, 46034 concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance to: Allow an accessory structure in front of the primary structure. Whereas Article 7.5 AS-02 Accessory Structure Standards of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall be to the side or rear of the primary structure only.

- <u>5.</u> **Plan Director's Report:** See packet.
- 6. Chairperson's Report:
- 7. Legal Counsel's Report:
- **8. Board Member Comments:**
- 9. Next Planned Board of Zoning Appeals Meeting: July 17th, 2025
- 10. Adjournment:

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



Board of Zoning Appeals Agenda

March 20th, 2025 **7:00 p.m.**

Roll Call of Members

Present	:
	Scott Bockoski - Chairman
	Mike Berry
	Harrison Massone
	Mark Thomas
	Steve Zell
	Aaron Culp - Legal Counsel
	Dan Strong filling in for Mr. Zawadzki
	Terri Strong – Recorder
Absent:	
	Frank Zawadzki-Plan Director-

1. <u>Declaration of Quorum</u> Chairman Bockoski declared a quorum with 5 members present.

2. <u>Approval of Minutes-</u>Chairman Bockoski noted that the minutes being approved would be the amended ones not sent in the packet but provided to Board, will sign off next month but can approve tonight.

Mr. Zell made motion to approve minutes from February 20th, 2025. Mr. Berry second. All present in favor.

Approval of Findings of Facts-

Mr. Zell made motion to approve Findings of Facts from February 20th, 2025. Mr. Berry second. All present in favor.

1. **Old Business:** No old business

Chairman Bockoski stated for the public, the BZA is a quasi-judicial branch of the local government. Will be discussing the items listed on the docket and issues or stipulations to consider for each item on the docket. All comments/questions should be directed to the Board members not the petitioners or parties with the petitioners. Attendants must sign in if planning to speak. You must state name and address each time you approach the podium. Each person is limited to three minutes. Each item typically has time set aside for public hearing, if someone is in agreement with someone that previously spoke, stated agreement and move on in interest of time. Like to remind everyone that all motions are made in the affirmative but that does not mean it is the way we will vote.

2. New Business:

Docket# BZA-0325-10-AG **Petitioner:** Stephen Moore

Property address: 4114 E 236th Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 4114 E 236th Street, Cicero IN, 46034 to: Allow an accessory structure in 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 to the rear or side of the primary structure in the "AG" district.

Stephen Moore 4114 E. 236th Street, Cicero, IN. Just built and moved into new home on property, there is a dilapidated barn on the property that is beyond repair. Plan is to build a new pole barn close to the footprint of the old barn.

331 EAST JACKSON ST. P.O. BOX 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



Chairman Bockoski complimented Mr. Moore on the information provided in the packet, drawings, pictures very complete. Questioned what is the primary reason you twisted the barn, otherwise you would not have had to be here tonight. Mr. Moore replied he wanted it perpendicular because there is a circle drive for access, as well as if the doors would have been on the north side, leaving the back side of the barn facing the road. Would have been less aesthetically pleasing and closer to the road. Mr. Berry questioned on the usage of the structure, are you planning on running a business out of the structure or strictly personal. Mr. Moore answered strictly personal, there have been old cars visible. Have old cars and collection of motorcycles that do work on. Need for storage. Chairman Bockoski asked if planning on adding any lighting to the structure. Mr. Moore stated soffit like is on the house, motion detector flood lights, all very similar to the house. Chairman Bockoski questioned utilities to the barn. Mr. Moore stated electric at 200 amp and septic is already there for a little bathroom in the shop. Mr. Thomas questioned living quarters. Mr. Moore answered no, garage for myself. Mr. Berry stated the existing barn has been around forever, and many people have strong feelings for nostalgia of it. Surprised not on the registry for historic buildings. Mr. Moore stated it is not; it is over 100 years old, hasn't been used in three decades. Roof is collapsing, backside one main corner posts has collapsed. The building is going to collapse under its own weight soon, floorboards caused accident and are beyond repair. Does not make financial sense for a building that is falling down. No knowledge of on registry. Did post and people have come to take boards for projects. Mr. Berry stated the positioning is such that the side facing 236th will be totally blank, no windows, surprised creativity isn't featured. Mr. Moore stated his plan not his people's. Chairman Bockoski questioned the rectangle pace on the pictures. Mr. Moore stated it is the new septic field.

Mr. Zell made motion to open meeting to the public for this docket. Mr. Massonne second. All present in favor.

Donald Schuller 9550 E. 256th Cicero, IN 46036 In favor of request, barn is replacing old barn, has photo of old barn in his barn.

Cory Theilen 4301 E. 236th Cicero. In favor of request. Happy with all Mr. Moore has done to clean up and improve property since he bought it. Feels it will be aesthetically pleasing to the area and usable.

Dan Conder 2842 E. 236th Cicero. I am a 44-year resident and have watched the barn deteriorate over the years. Impressed with what has been done and he should be able to have barn where he wants it.

Mr. Massonne made motion to close public hearing. Mr. Zell second. All present in favor.

Chairman Bockoski questioned if other comments from Board members. Mr. Zell reiterated that the packet provided was excellent, making the Boards job easier when the details are provided. Mr. Berry stated we have put time limits on completion in the past. Mr. Culp stated rules include a completion time of one year, could add a different time but that is the default.

Mr. Massonne made motion to approve Docket #BZA-0325-10-AG as presented. Mr. Thomas second. Mr. Zell-approve, Mr. Thomas-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 5-0

Chairman Bockoski stated the next three dockets will be discussed as one but voted on separately.

<u>Docket#</u> BZA-0325-11-NC <u>Petitioner:</u> Paul Vondersaar

Property address: 70 W Buckeye Street, Cicero, IN 46034

A Development Standards Application seeking relief from Article 4.2 of the Cicero/Jackson Township Zoning Ordnance has been submitted regarding the property located at 70 W Buckeye Street, Cicero IN, 46034 to: Allow a parking lot to encroach into both front and side yard setbacks. Whereas Article 4.2 states that a structure shall have twelve (12) foot setbacks in the side yard and fifteen (15) foot setbacks in the front yard in the "NC" district.



<u>Docket #</u> BZA-0325-12-NC <u>Petitioner:</u> Paul Vondersaar

Property Address: 70 W Buckeye Street, Cicero, IN 46034

A Development Standards Application seeking relief from Article 4.2 of the Cicero/Jackson Township Zoning Ordnance has been submitted regarding the property located at 70 W Buckeye Street, Cicero IN,46034 to: allow a parking lot to exceed 60% impervious surface of the Lot Area. Whereas Article 4.2 states that Maximum Lot Coverage cannot exceed 60% of the Lot Area in the "NC" district.

Docket # BZA-0325-13-NC **Petitioner:** Paul Vondersaar

Property Address: 70 W Buckeye Street, Cicero, IN 46034

A Development Standards Application concerning Article 7.13 of the Cicero/Jackson Township Zoning Ordnance has been submitted regarding the property located at 70 W Buckeye Street, Cicero IN, 46034 to: Not require the one (1) deciduous shade tree per every ten (10) parking spaces. Whereas Article 7.13 of the Cicero/Jackson Township Zoning Ordinance states that there shall be one (1) deciduous shade tree required for every ten (10) parking spaces in the "NC" district.

Paul Vondersaar 1105 Bear Cub Drive Cicero. Purchased two properties, the barn and house that is now down. We Want to put a parking lot that will cover approximately 70% of the property. Will end up with 22-24 parking spaces once done. Don't necessarily need but feel better for tenants, customers and others in the area to have mor parking. Chairman Bockoski first part is the setbacks, explain the greenspace. Mr. Vondersaar stated on Byron on west side and front on Buckeye there is green space between property line and street. Mr. Vondersaar shared perspective on the tree amendment, can't easily do tree island in an 8-20 car lot. There are two large trees that are planning to stay. One on Buckeye and one on Byron. The yellow area on the map, plan on landscaping, bushes, or small ornamental trees. Mr. Thomas asked if there was a connection to other parking spaces. Mr. Vondersaar stated yes. Chairman Bockoski asked what business is in building now. Mr. Vondersaar replied Hamilton County Harvest Food Bank. They are taking 2/3 of building, on average they have 3-5 volunteers there at a time. No parking issues currently. That faces Byron Street. The remaining 2600 square feet facing Buckeye, do not know what it will be as of yet. Looking at office/professional space. Mr. Vondersaar stated he will put up signs for private parking until 5:30-6:00 pm so tenants have parking. Mr. Thomas asked if there was one entrance. Mr. Vondersaar stated yes, 14 spaces, 7 on each side, drive down the middle. Chairman Bockoski questioned lighting. Mr. Vondersaar stated perhaps a couple on corners to light the parking lot, probably motion sensor/photocell. We are adding two wall lights on west side for the food bank, it is pretty dark in the am. Mr. Vondersaar stated he will need to add drain structure on Buckeye side to capture before gets to the road.

Mr. Massonne made motion to open public hearing for these dockets. Mr. Zell second. All present in favor. No public comment.

Mr. Massonne made motion to close the public hearing. Mr. Zell second. All present in favor.

Mr. Massonne made motion to approve Docket No. BZA-0325-11-NC as presented. Mr. Zell second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Thomas-approve, Mr. Zell-approve 5-0

Mr. Massonne made motion to approve Docket No. BZA-0325-12-NC as presented. Mr. Zell second.

Mr. Massonne-approve, Mr. Thomas-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve 5-0

Mr. Massonne made motion to approve Docket No. BZA-0325-13-NC as presented. Mr. Thomas- second.

Mr. Thomas-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve, Mr. Bockoski-approve 5-0



<u>Plan Director's Report:</u> Mr. Strong gave recap of Mr. Zawadzki's Plan Director report as follows: Permit Revenue for the month of February 2025, \$4448, YTD \$7445. Revenue for February 2024 was \$4174/YTD of \$6575. That is an increase of \$274/\$870. Issued 13 building permits, 11 in corporate limits 0 new homes, additional 2 in Township, 0 new homes. Estimated cost of projects associated with permits is \$12223475. Most is from the new McClure station. Meeting for Plan Commission occurred on the 12th. On-site training for MS-4 to become certified from IDEM for stormwater runoff on construction sites. Six individuals from area certified.

Mr. Strong added we do have Jackson Street project starting March 31, 2025. Met with the business owners, will be doing a revitalization of Jackson from 19 to Pearl. Will include new sidewalks on both sides, new streetlights, handicap ramps. Project expected to be completed by December 2025. Last phase is tearing out Jackson Street and putting back in new. We did get a Community Crossing Matching grant, 75/25 matching grant. Mr. Berry questioned if same as east side. Mr. Strong answered that lights will be similar, and in some areas the sidewalks will be wider. Putting in a new waterline as part of the project. The whole project is a \$2.2 million project. Mr. Thomas questioned if total shutdown of the street. Mr. Strong answered the intent is to do one side at a time and will have flaggers to make sure traffic can get through. Street will be the last part of the project.

Mr. Strong informed us that the Plan Commission will have a busy meeting next month, looking to move the Comprehensive Plan to the Town Council for their consideration. Hamilton County is looking to do park impact fees and that will be on the agenda. Last part of business is that Estridge Homes will be on the Docket for rezone. Meeting is at Red Bridge on April 9th.

- 6. Chairperson's Report: No report.
- 7. Legal Counsel's Report: No report.
- 8. Comments: No comments
- 9. Next Planned Board of Zoning Appeals Meeting: April 17th, 2025
- 10. Adjournment: Mr. Massonne made a motion to adjourn the meeting. Mr. Zell second. All present in favor.

Chairperson:	
Secretary:	
Date:	
Location:	
Cicero Town Hall	
70 N Byron Street	

Cicero, IN 46034



CICERO / JACKSON TOWNSHIP 25 RECTO (BOARD OF ZONING AND APPEALS) EIVED

VARIANCE APPLICATION

Variance Check List Variance Fee: \$320.00 Adjoiner List Legal Notice Copy Date of Hearing: 05/22/2025 Certified Mail Receipts Property Sign Date of Decision: Additional Applications for Variances APPLICANT MUST COMPLETE THE FOLLOWING APPLICANT MUST COMPLETE THE FOLLOWING Toperty Owner: Address: 36 Point Lane, Arcadia, IN 46030 ty: Telephone: T7-372-5702 State: IN ZIP Code: 4603 ty: Arcadia State: IN ZIP Code: 4603 ty: Arcadia State: IN ZIP Code: 4603 Ty: Arcadia Ty: Arcadia Ty: Arcadia Ty: Arcadia Ty: Ciorre Subdivision: Telephone:			USE ONLY	
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Land Use	□ Development Standards	☐ Special Exception	Date of Applicatio	n: April 25th, 2025
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CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

Angelia photographic and a second	OFFICE U	SE ONLY	
Variance Cat	egory	Docket #: BZA-0525-1	
Development Standards	☐ Special Exception	Date of Application: A	pril 25th, 2025
□ Land Use	□ Other	Date of Expiration:	
Variance Che	ck List	Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/22/	/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for \	/ariances	☐ Approved	☐ Not Approved
	APPLICANT MUST COMP	LETE THE FOLLOWING	
Property Owner: Address:			
City: Telephone:			
rde .		State:	ZIP Code:
Topico	Fax:	E-mail:	
Project Address:	-	((
City:		State: IN	ZIP Code:
Parcel:		Subdivision:	
General Contractor/ Builder: Address:		Telephone:	
City:		Fax:	
State:	ī	Cell Phone:	
Variance Request:	ZIP Code:	Email:	
N. Williams			
Commitments/Conditions Offer	red:		
Code Section Appealed:			

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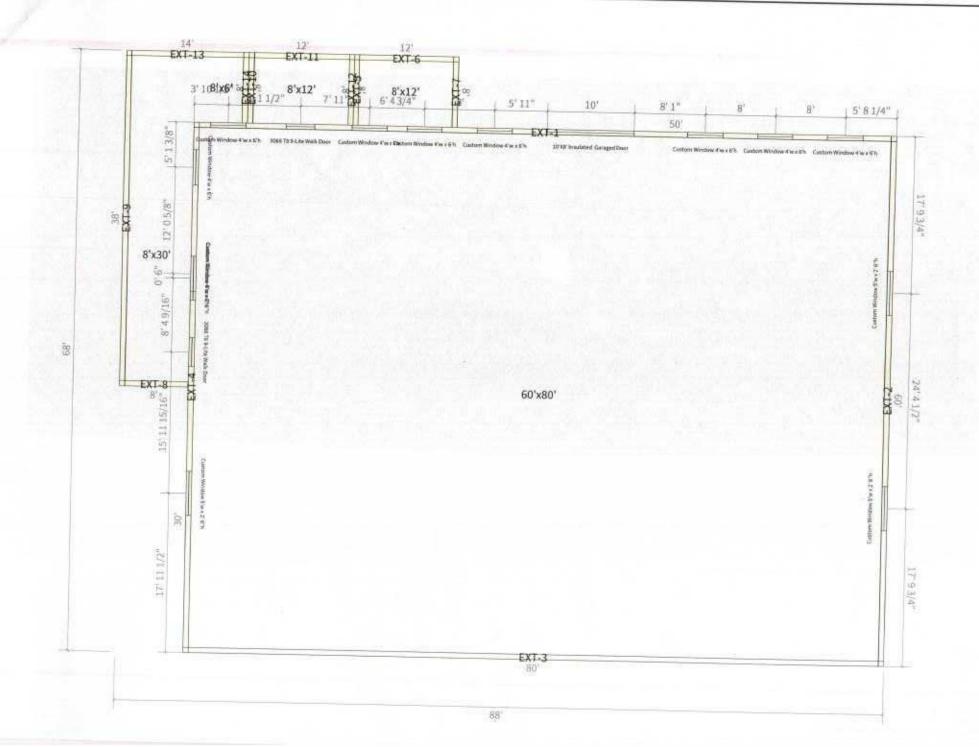
VARIANCE APPLICATION

OFFICE USE ONLY						
Variance Cat	egory	Docket #: BZA-0525-1				
Development Standards	☐ Special Exception	Date of Application: A	pril 25th, 2025			
□ Land Use	□ Other	Date of Expiration:				
Variance Che	ck List	Variance Fee: \$25.00				
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/22	/2025			
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:				
☐ Additional Applications for \	Variances	☐ Approved	☐ Not Approved			
	APPLICANT MUST COMP	LETE THE FOLLOWING				
Property Owner: Address:						
City: Telephone:						
		State:	ZIP Code:			
	Fax:	E-mail:				
Project Address:						
City:		State: IN	ZIP Code:			
Parcel:		Subdivision:				
General Contractor/ Builder: Address:		Telephone:				
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Variance Request:	ZIP Code:	Email:				
R. Wallersky						
Commitments/Conditions Offe	red:					
Code Section Appealed:						

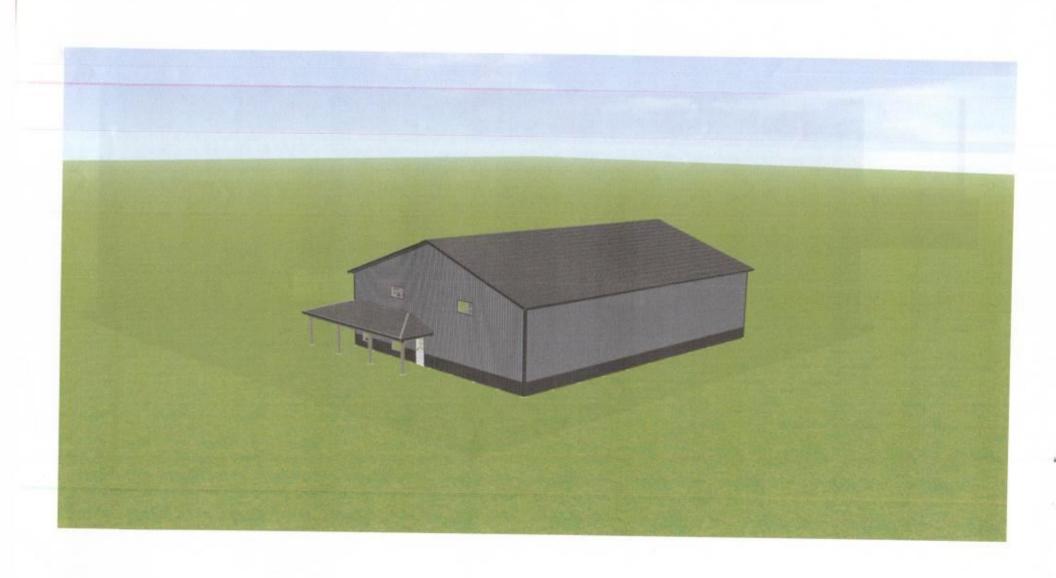
331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

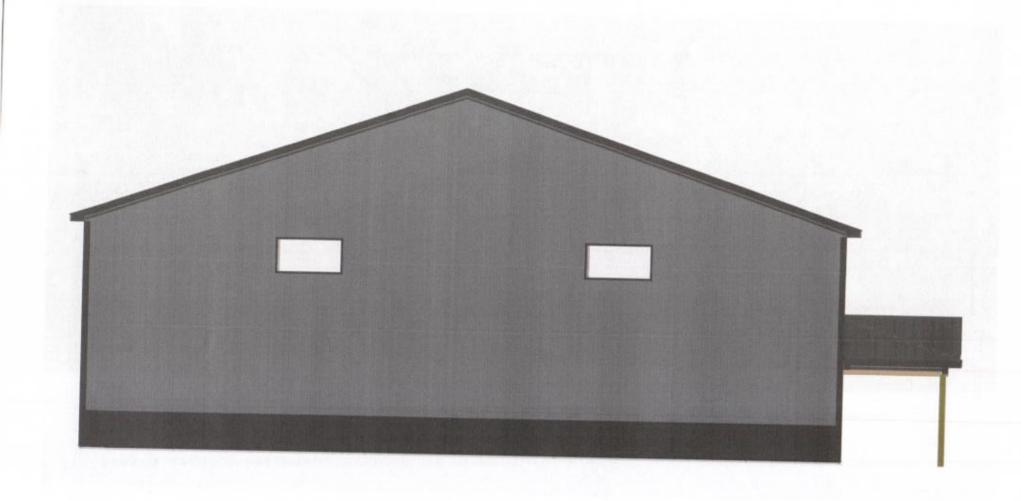


Job: Paul Miller 60X80X18 (Bender) Date: 4/15/2025 Time: 10:57 AM



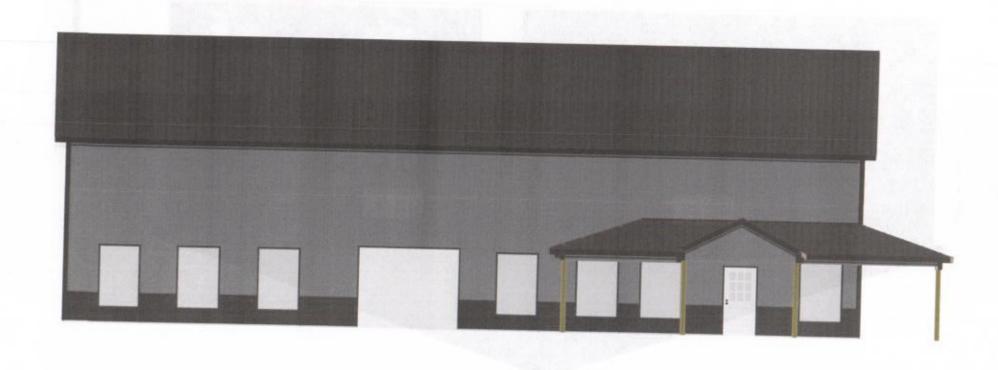




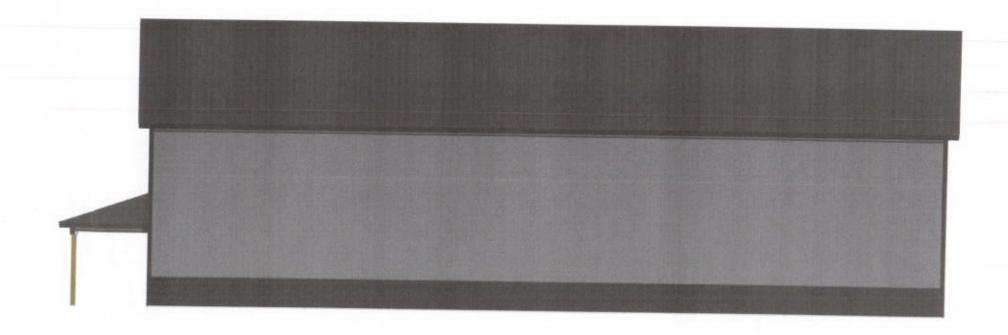














36 Point Ln



Imagery @2025 Airbus, Maxar Technologies, Map data @2025 100

location of pole Barn



Docket: BZA-0525-15,16,17-R1

Petitioner: Bender's Home

BZA

Cicero/Jackson Township **Plan Director Staff Report**

Docket No. BZA-0525-15-16-17-R1

Staff: Frank Zawadzki

Applicant: Bender Homes for the Canfield family, 36 Point Lane Arcadia

Property Size: 5.60 Acres

Current Zoning: R1

Location: A Development Standards Variance request application has been submitted concerning Article 3.4 "R1" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Increase the height of an accessory structure from twenty (20) feet to twenty-seven (27) feet. Whereas Article 3.4 states that the maximum height shall be twenty (20) feet in the "R1" district. Plus allow a twelve (12) foot side yard setback for an accessory structure. Whereas Article 3.4 states that side yard setbacks shall be forty (40) feet. And that an accessory structure may not exceed 65% of the Finished Floor Area of the Primary Structure Plus "R1" District Standards of the Cicero/Jackson Township Zoning Ordinance to: allow a twelve (12) foot side yard setback for an accessory structure. Whereas Article 3.4 states that side yard setbacks shall be forty (40) feet.and allow an accessory structure to exceed 65% of the Finished Floor Area of the Primary Structure. Whereas Article 7.5 AS-02 states that an accessory structure may not exceed 65% of the Finished Floor Area of the Primary Structure.

Background Summary: Petitioner applied for a permit that cannot be approved due to the location, height and size selected for their proposal

Preliminary Staff Recommendations: Staff would not oppose approval.



Zoning Ordinance Considerations: R1 standards limit the size, height and setbacks. This is a pretty big lot, the location selected adjoins the railroad tracks at lakeside. Secluded and invisible from adjoining properties.

District Intent: : The R1 district is for large homes on large lots.

Current Property Information:

Land Use: Single family residential

Site Features: Lake front and wooded in "The Point" subdivision.

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process: This is as low impact to neighbors as you can get. Completely invisible to neighbors.

Findings of Facts/Decision Criteria: I don't see any conflict to values, safety of adjoiners or a conflict with the Comp Plan.

Docket # BZA-0525-15,16,17-R1 Bender Homes - 36 Point Lane



Findings of Fact/Decision Criteria:

This criterion has / has not been met.

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.							
Findings of Facts:							
This criterion has / has not been met.							
The use and value of the area adjacent to the property included in the variance will not be affected in a							
substantially adverse manner.							
Findings of Facts:							
This criterion has / has not been met.							
The strict application of the terms of the zoning ordinance will result in practical difficulties in the use							
of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.							
Findings of Facts:							

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Board	of Zoning	Appeals	Options:

In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision:	9 90
Any Conditions Attached:	
	A comment objects
Signature:	Date:

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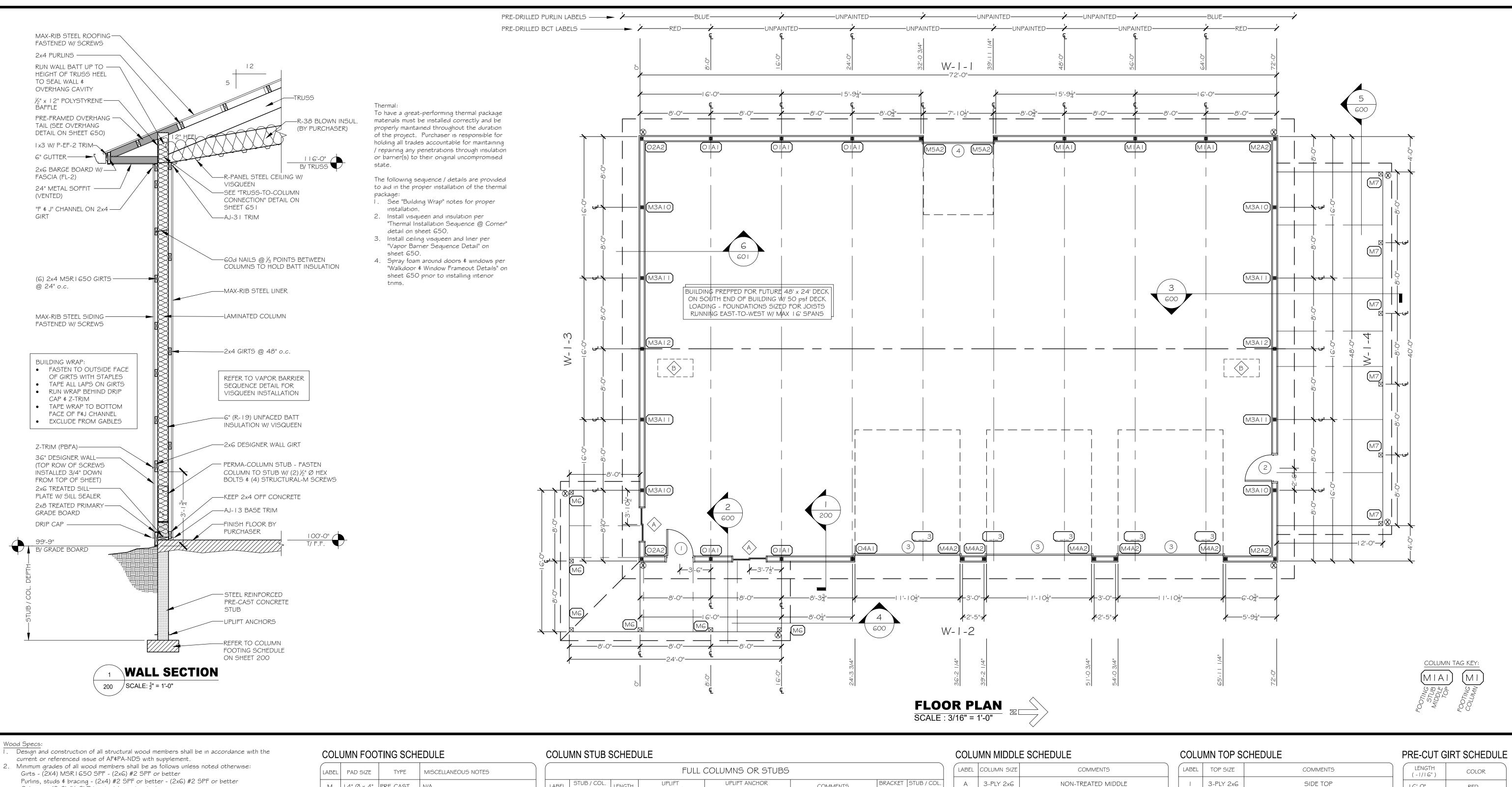


CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

			OFFICE U	SE ONLY	
	Variance Cate	ego	ry	Docket #: BZA-0625	5-21-AG
√	Development Standards		Special Exception	Date of Application: 0	5/20/2025
	Land Use		Other	Date of Expiration:	
	Variance Chec	k L	ist	Variance Fee: \$320.00)
	Adjoiner List		Legal Notice Copy	Date of Hearing: 06/1	9/2025
□	Certified Mail Receipts		Property Sign	Date of Decision:	
	Additional Applications for V	ari	ances	☐ Approved	☐ Not Approved
		-	APPLICANT MUST COMP	LETE THE FOLLOWING	
Pro	perty Owner: Jason Bezy				
Pro	pperty Address: 22400 Cam	ma	ck Rd		
	y: Noblesville			State: IN	ZIP Code: 46062
Tel	lephone: 317-490-6544		***************************************	E-mail: jason@roude	bushgrading.com
			Fax:		•
Pro	ject 22400 Cammack Rd		1	State: IN	ZIP Code: 46062
City: Noblesville				Subdivision: N/A	
Parcel 03-06-09-00-00-005.003 Telep				Telephone: 317-490-	6544
	neral Contractor: FBi Buildin		1	Fax:	
	dress: 3823 W 1800 S	ī		Cell Phone: 317-490-6	
Cit	y: Remington State:	V	ZIP Code: 47977	Email: jason@roudel	oushgrading.com
Va	riance Request: To build a b	ar	n in rear of property	/	
			W.A.		
Со	mmitments/Conditions Offer	ed:			
Co	de Section Appealed:	- 15/10/25			

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



Columns - (2x6) #1 SYP treated \$ non-treated Columns - (2x8) #1 SYP treated \$ MSR2400 SYP non-treated Truss webs, chords, headers, joist, rafters \$ all other framing material

#1 or #2 SYP - (2x4 \$ 2x6) MSR 2400 SYP - (2x8, 2x10 \$ 2x12)

- $2.0E F_{b} = 3,100 psi (LVL)$ 3. All members in contact with soil or concrete shall be preservative-treated to min 0.8 #/c.f.
- retention CCA for columns/posts and UC4 Ground Contact for all others. 4. Plywood and OSB, when shown on construction documents shall be APA rated.
- 5. Deflections of wood members shall be limited to the model building code-specified minimums.

Nails shall be called out on drawings by penny weight. The following fasteners \$ specs have been used in design \$ shall be used in construction:

- 10d x 1 ½" .148" x 1 ½"
- .120" x 2 $\frac{3}{4}$ " threaded pneumatic - 10d
- .162" x 3 ½" common - 16d R.S. - .148" x $3\frac{1}{2}$ " threaded hardened-steel
- 2. Substitution of fasteners shall not be permitted without the written consent of the design
- 10d nails may be used to replace 16d or 16d R.S. nails where specified at a 2:1 ratio. - 16d or 16d R.S. nails may be used to replace 10d nails where specified at a 2:3 ratio. 3. Unless noted otherwise all nails shall be evenly distributed over the connection area, placed in an orderly straight pattern, and shall be driven into the center of the narrow face of 2x members when applicable. Edge distances, end distances and spacing for nails shall be
- compensated for by adding extra nails that meet the required specs. 4. Fasteners in pressure treated lumber must be hot-dipped galvanized, stainless steel or

sufficient to prevent splitting of the wood. Nails that do not make a solid connection shall be

- tested for that purpose. All light-gauge metal connectors shall be fastened per manufacturer's specs.
- :6. Fasteners called out on the drawings shall be as follows:
- STRUCTURAL-XS 1/4" x I 1/2" GRK RSS or equal - STRUCTURAL-S - 5/6" x 2 1/2" GRK RSS or equal
- STRUCTURAL-M $\frac{1}{6}$ " x 4" GRK RSS or equal - STRUCTURAL-L - $\frac{5}{6}$ " x 5 $\frac{1}{2}$ " CONNEXTITE structural wood screw or equal - PURLIN SCREW - $\frac{3}{8}$ " x 6" FASTENMASTER HEADLOK or equal
- I-BEAM SCREW

- $\frac{1}{4}$ -20 x 2 $\frac{3}{4}$ " IMPAX WOOD TO METAL SELF-DRILLER or equal - CONCRETE SCREW - $\frac{1}{4}$ x 2 $\frac{3}{4}$ " TAPCON or equal

LABEL	PAD SIZE	TYPE	MISCELLANEOUS NOTES
М	14" Ø x 4"	PRE-CAST	N/A
0	20" Ø x 6"	PRE-CAST	N/A

FULL COLUMNS OR STUBS								
	LABEL	STUB / COL. SIZE	LENGTH	UPLIFT ANCHORS	UPLIFT ANCHOR FASTENERS	COMMENTS	BRACKET TYPE	STUB / COL. DEPTH
	1	3-PLY 2x6	5'-0"	(2) 2" x 2" x 12"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	REG.	4'-0"
	2	3-PLY 2x6	5'-0"	(2) 2" x 2" x 12"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	CORNER	4'-0"
	3	3-PLY 2x6	5'-0"	(2) 2" x 2" x 8 1/2"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	REG.	4'-0"
	4	4-PLY 2x6	5'-0"	(2) 3" x 3" x 12"	(1) 1/2"Ø GR.8 HEX BOLT	CONCRETE STUB	OFFSET	4'-0"
	5	4-PLY 2x6	5'-0"	(2) 2" x 2" x 12"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	OFFSET	4'-0"
	6	6x6	16'-0"	(2) 2" TR. BLOCKS	(10) 10d NAILS PER BLOCK	FULL TREATED COLUMN	N/A	4'-0"
	7	6x6	20'-0"	(2) 2" TR. BLOCKS	(10) 10d NAILS PER BLOCK	FULL TREATED COLUMN	N/A	4'-0"

		LABEL	COLUMN SIZE	
Γ	STUB / COL. DEPTH	А	3-PLY 2x6	
	4'-0"			
₹	4'-0"			
	4'-0"			
-	4'-0"			
-	4'-0"			
	4'-0"			

.ABEL	TOP SIZE	COMMENTS
1	3-PLY 2x6	SIDE TOP
2	3-PLY 2x6	DOOR / CORNER TOP
3	3-PLY 2x6	OHD HEADER TOP
10	3-PLY 2x6	END TOP
1.1	3-PLY 2x6	END TOP
12	3-PLY 2x6	END TOP

COLOR
RED
GREEN
YELLOW
ORANGE
PURPLE

OPENINGS SCHEDULE

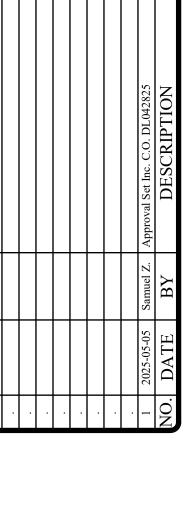
LABEL	TYPE	MFTR/MODEL	SIZE	ROUGHOUT	ACCESSORIES	DETAIL LOCATION / COMMENTS
	WALKDOOR	AJ #5 I OO SERIES	3068	40 5/16" x 81"	9-LITE, KNOB LOCKSET	FBI TO FRAME OUT \$ INSTALL, SEE FRAME OUT DETAIL ON SHEET 650
2	WALKDOOR	AJ #5 I OO SERIES	3068	40 5/16" x 81"	SOLID PANEL, KNOB LOCKSET	FBI TO FRAME OUT & INSTALL, SEE FRAME OUT DETAIL ON SHEET 650
3	OVERHEAD	BY PURCHASER	12' x 14'	- 0 /2" x 3'- /2"		FBI TO FRAME OUT, PURCHASER TO SUPPLY & INSTALL, SEE DOOR #3 DETAIL ON SHEET 60 I
4	OVERHEAD	BY PURCHASER	8' x 8'	7'-10 1/2" x 7'-11 1/2"		FBI TO FRAME OUT, PURCHASER TO SUPPLY \$ INSTALL, SEE DOOR #4 DETAIL ON SHEET 60 I
A	HORIZONTAL SLIDING WINDOW	SIMONTON	4030	48" x 36"	SCREENS	ALIGN W/ TOP OF 3068 WALKDOOR
B	ATTIC ACCESS	FBı	24" x 44"	24 /8" x 44 /8"		VERIFY LOCATION W/ PURCHASER, SEE DETAIL ON SHEET 300

MISCELLANEOUS NOTES

DIAGONAL: $(48'-0" \times 72'-0") = 86'-6 \frac{3}{6}"$	
⊗ = 4" x 3" DOWNSPOUT LOCATION	

MISCELLANEOUS PRE-CUT SCHEDULE

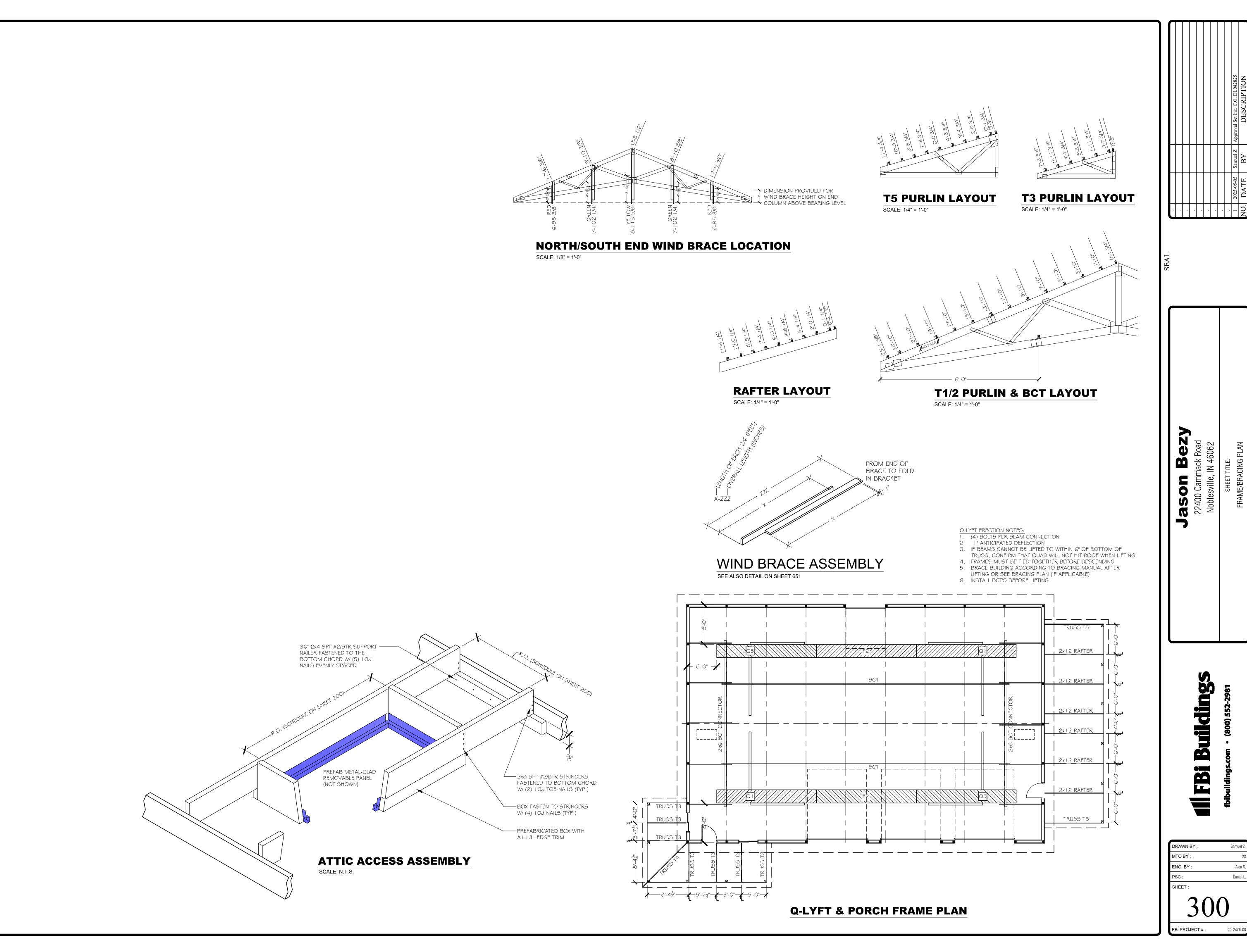
LENGTH	COLOR	COMMENTS
+	RED	+
+	GREEN	+
+	YELLOW	+
+	ORANGE	+



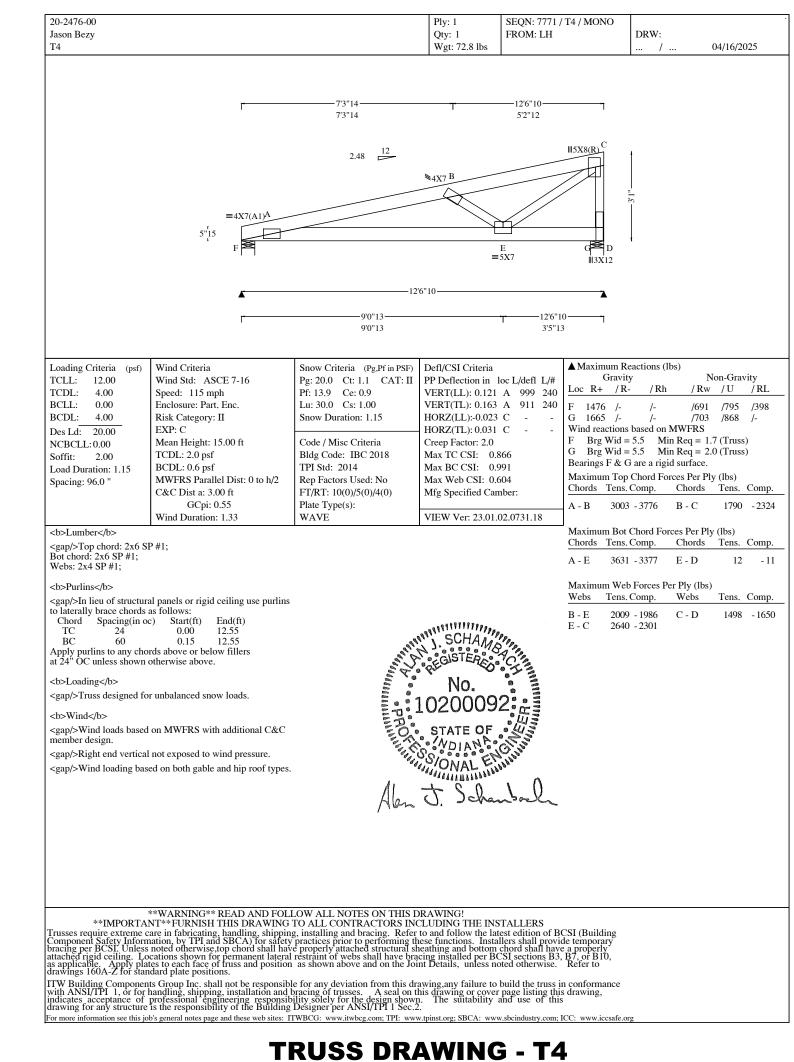
2240 Nobl

FBi

Bi PROJECT #:



COPYRIGHT FBi Buildings, Inc.



SEQN: 7775 / T5 / MONO

FROM: LH

VERT(LL):-0.098 B 999 240 Loc R+ /R- /Rh

VERT(TL):-0.104 B 999 240 F 1237 /- /-

Wind reactions based on MWFRS

Bearings F & G are a rigid surface.

Maximum Web Forces Per Ply (lbs)

Maximum Top Chord Forces Per Ply (lbs)

Maximum Bot Chord Forces Per Ply (lbs)

Brg Wid = 5.5 Min Req = 1.5 (Truss)

Brg Wid = 5.5 Min Req = 2.3 (Truss)

Chords Tens. Comp. Chords Tens. Comp.

Chords Tens. Comp. Chords Tens. Comp.

A - E 2364 - 2807 E - D 9 -11

Webs Tens. Comp. Webs Tens. Comp.

B-E 2094 - 1720 C-D 2132 - 1855

A - B 3089 - 2583 B - C 1756 - 1512

Snow Criteria (Pg,Pf in PSF) | Defl/CSI Criteria

Pf: 13.9 Ce: 0.9

Lu: 30.0 Cs: 1.00

Snow Duration: 1.15

Bldg Code: IBC 2018

TPI Std: 2014

Plate Type(s):

WAVE

WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!

IMPORTANTFURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

russes require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building omponent Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary racing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ttached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, s applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to rawings 160A-Z for standard plate positions.

ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites: ITWBCG: www.itwbcg.com; TPI: www.tpinst.org; SBCA: www.sbcindustry.com; ICC: www.iccsafe.org

TRUSS DRAWING - T5

Rep Factors Used: No

FT/RT: 10(0)/5(0)/4(0)

Pg: 20.0 Ct: 1.1 CAT: II PP Deflection in loc L/defl L/#

HORZ(LL):-0.026 D

HORZ(TL): 0.027 D

Max TC CSI: 0.431

Max BC CSI: 0.978

Max Web CSI: 0.781

No.

10200092:

STATE OF

Mfg Specified Camber:

VIEW Ver: 23.01.02.0731.18

Creep Factor: 2.0

Loading Criteria (psf) | Wind Criteria

<gap/>Top chord: 2x8 SP 2400f-2.0E;

Wind Std: ASCE 7-16

Enclosure: Part. Enc.

Mean Height: 15.00 ft

C&C Dist a: 3.00 ft

MWFRS Parallel Dist: 0 to h/2

GCpi: 0.55

Risk Category: II

TCDL: 2.0 psf

BCDL: 0.6 psf

<gap/>-----(Lumber Dur.Fac.=1.15 / Plate Dur.Fac.=1.15)
TC: From 81 plf at 0.00 to 441 plf at 11.88
BC: From 5 plf at 0.00 to 5 plf at 11.88

<gap/>In lieu of structural panels or rigid ceiling use purlins

| Spain | The of Structural panels of Figure Central Control of the Indian Central Cen

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

<gap/>Truss designed for unbalanced snow loads.

<gap/>Wind loads based on MWFRS with additional C&C

<gap/>Wind loading based on both gable and hip roof types.

<gap/>Right end vertical not exposed to wind pressure.

Speed: 115 mph

TCLL: 12.00

TCDL: 4.00

BCLL: 0.00

BCDL: 1.00

Des Ld: 17.00

NCBCLL: 0.00

Soffit: 2.00

Load Duration: 1.15

Lumber

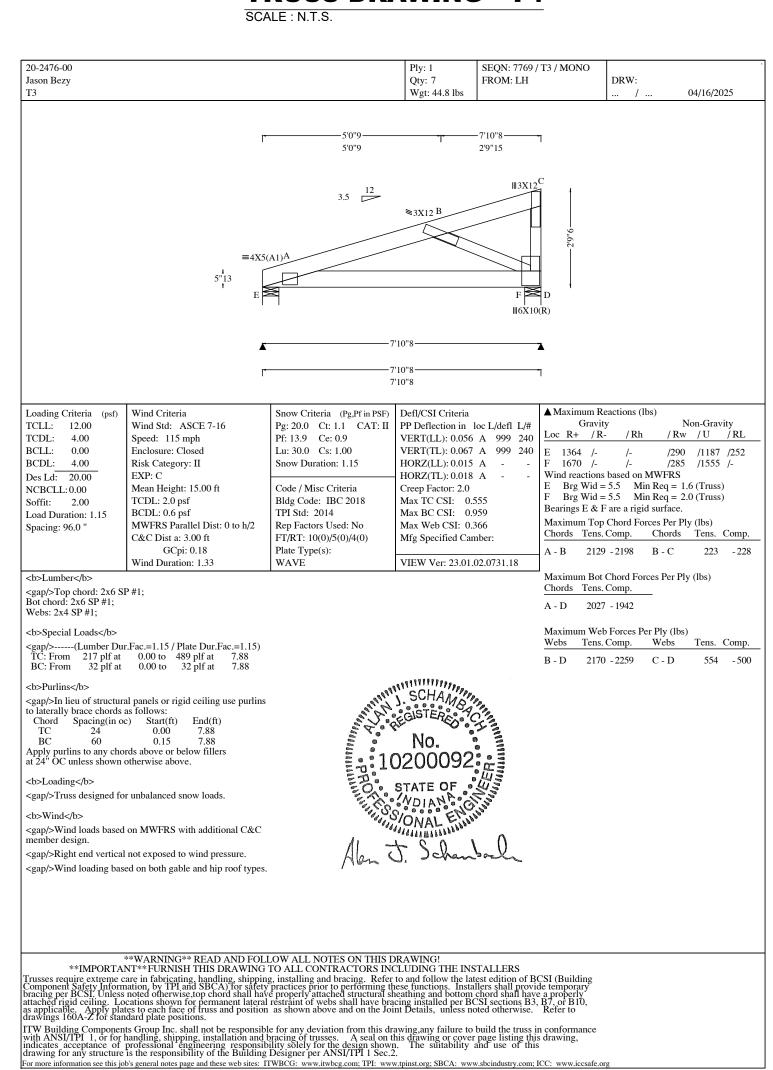
Bot chord: 2x6 SP #1:

Webs: 2x4 SP #1;

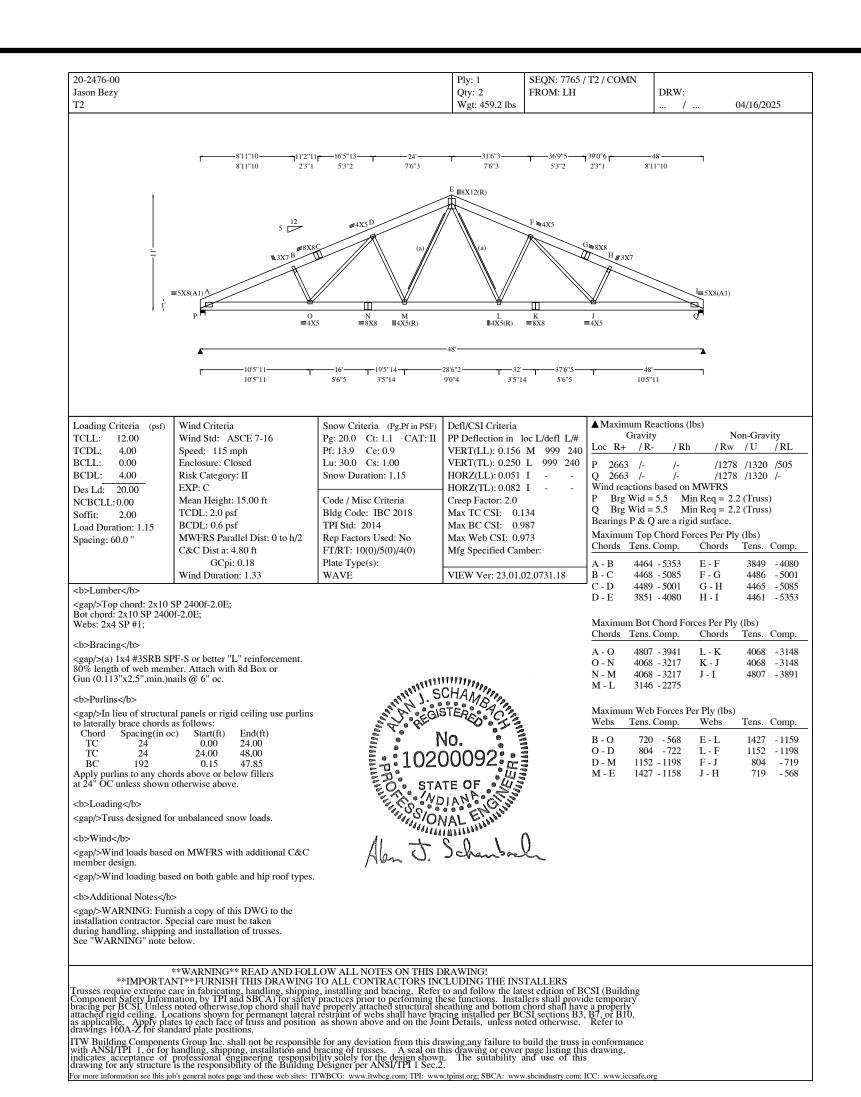
Loading

Wind

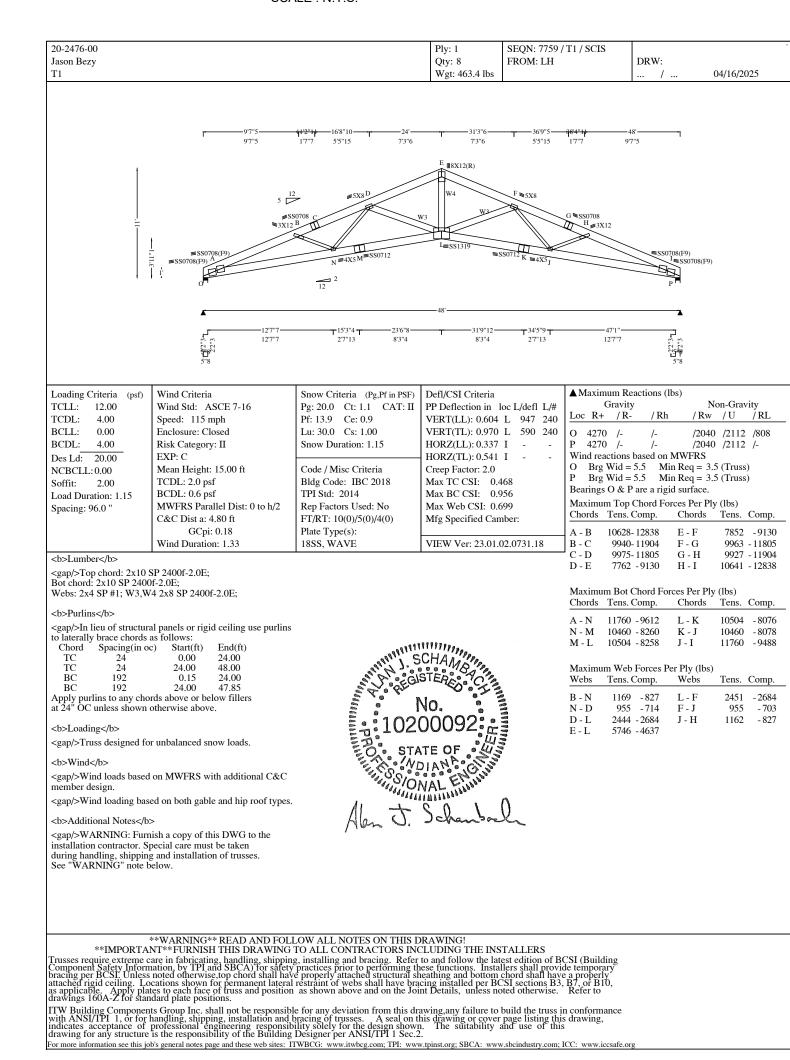
member design.



TRUSS DRAWING - T3



TRUSS DRAWING - T2 SCALE : N.T.S.

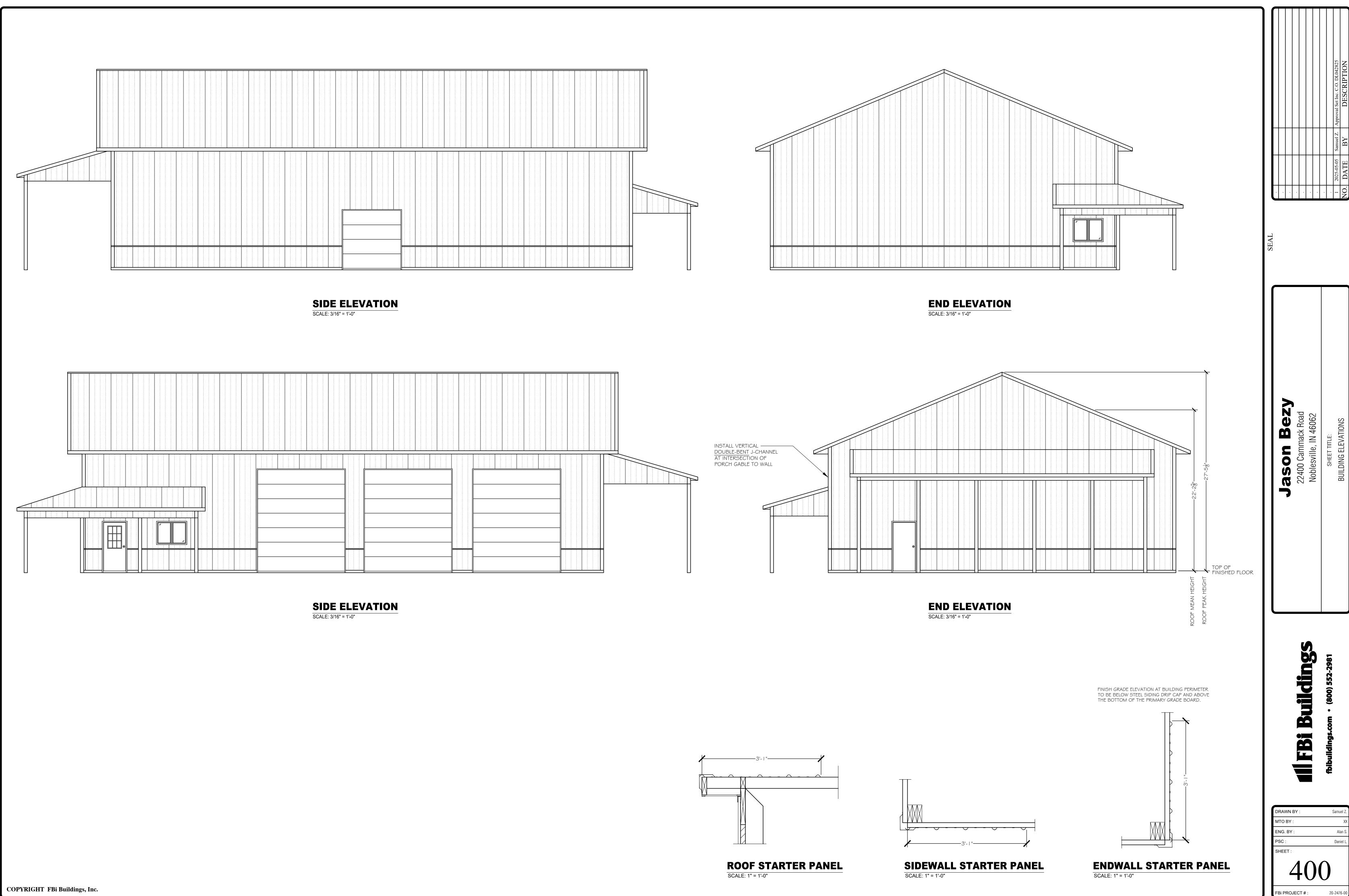


TRUSS DRAWING - T1

 $\mathbf{\Omega}$ 0

> uildin B

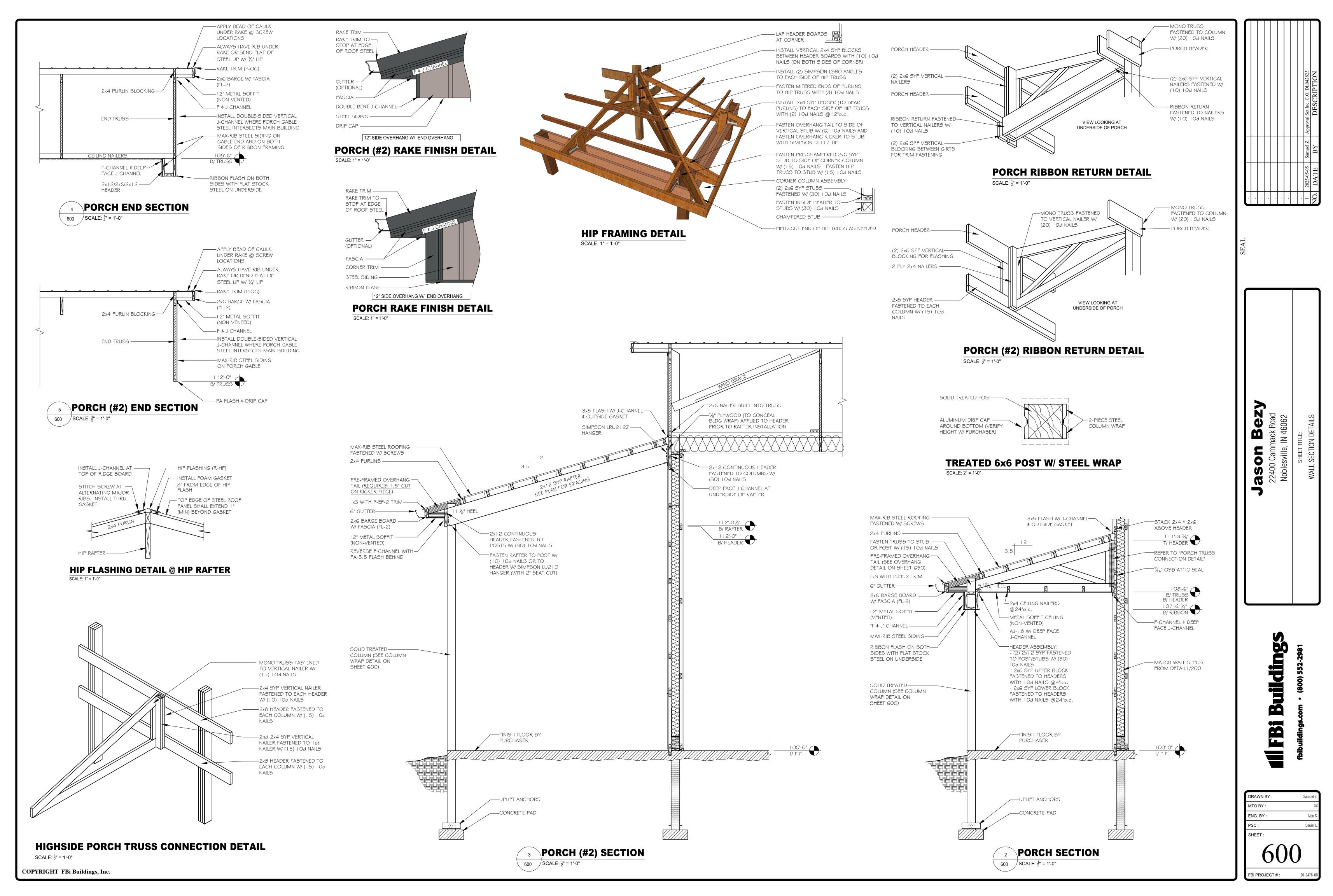
SHEET: Bi PROJECT #:

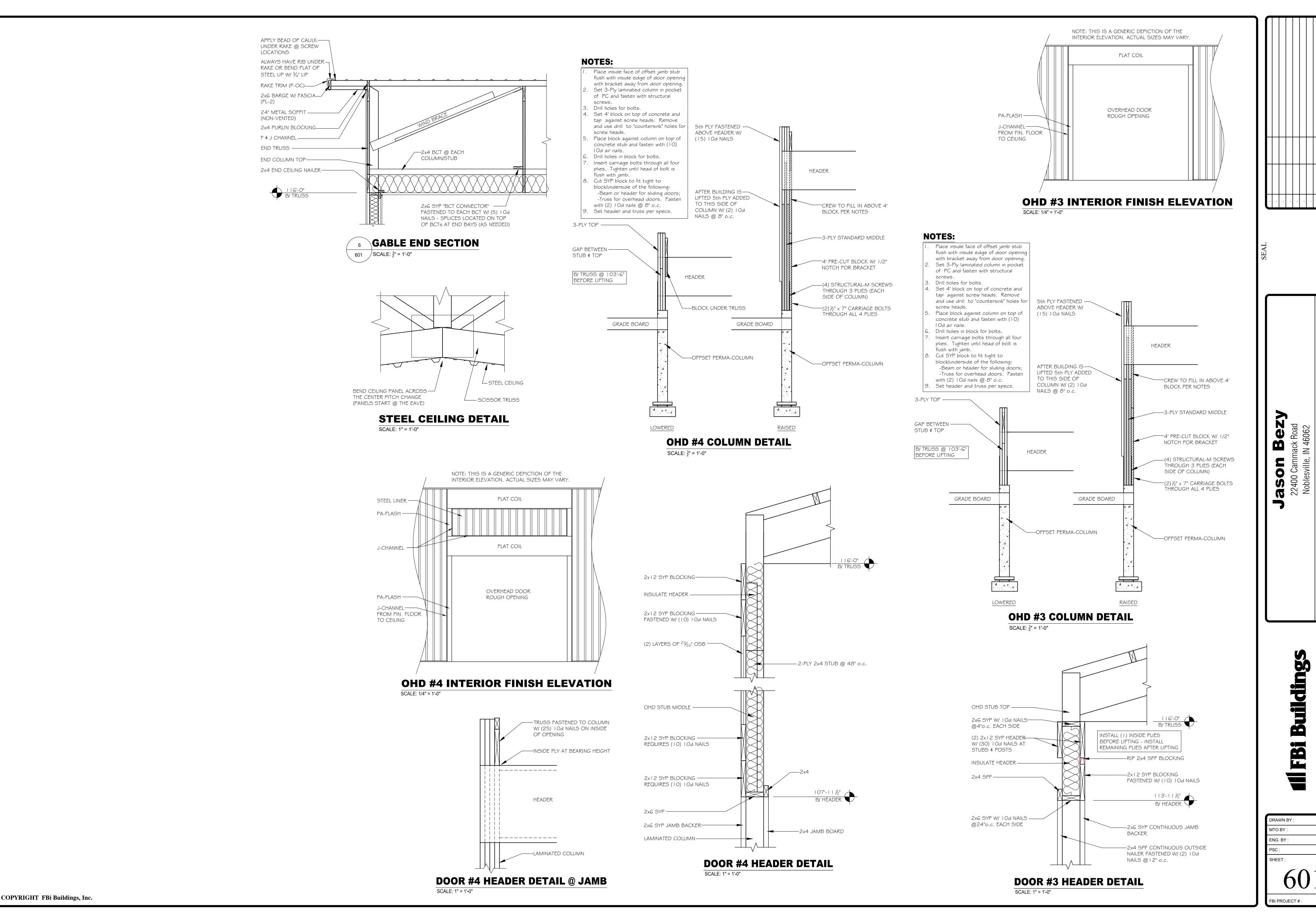


Jason Bezy 22400 Cammack Road Noblesville, IN 46062

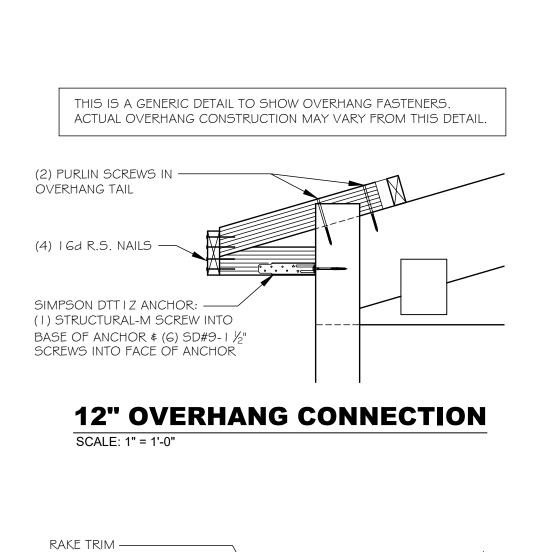
Building

HE FB:





FBi PROJECT # :



>12" SIDE OVERHANG W/ END OVERHANG

RAKE FINISH DETAIL

SCALE: 1" = 1'-0"

CUT BACK LEG OF -

F\$J CHANNEL OFF IN

OVERHANG AREA

RAKE TRIM TO — STOP AT EDGE

OF ROOF STEE

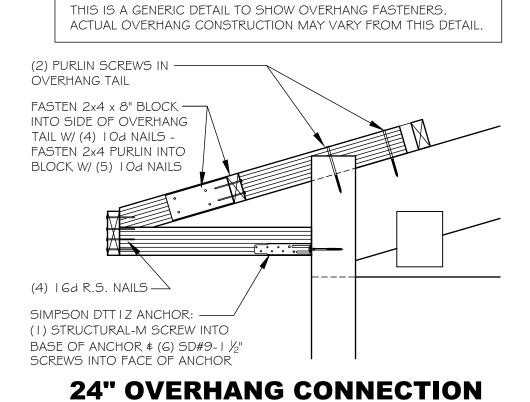
GUTTER —

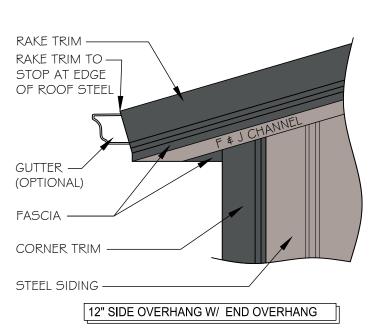
FASCIA -

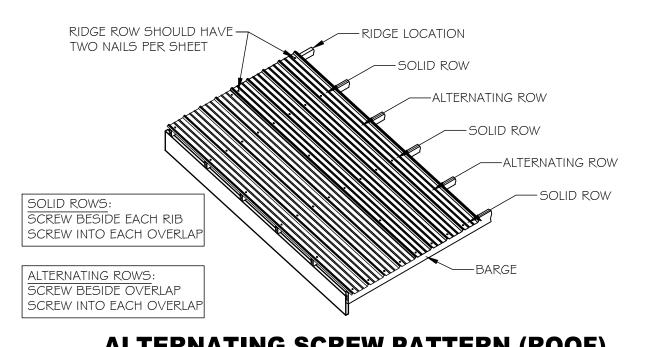
(OPTIONAL)

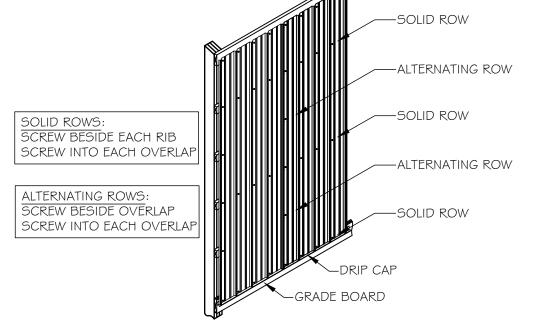
CORNER TRIM

STEEL SIDING —





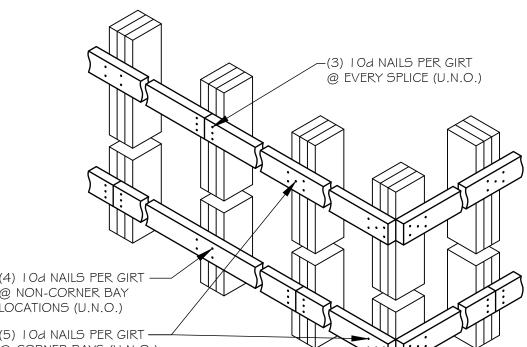




wider. (All OHD blocking to be SYP)

- SOLID ROW @ EAVE OR RAKE LOCATION

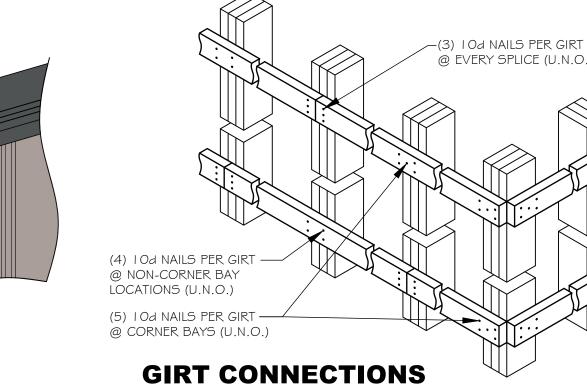




RAKE FINISH DETAIL SCALE: 1" = 1'-0"

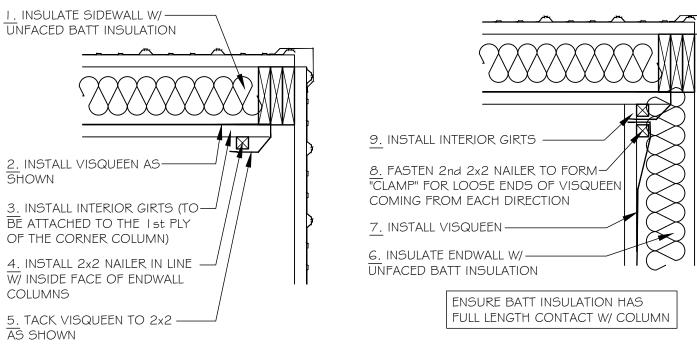
ALTERNATING SCREW PATTERN (ROOF) SCALE: 1/4" = 1'-0"

ALTERNATING SCREW PATTERN (WALL) SCALE: 1/4" = 1'-0"



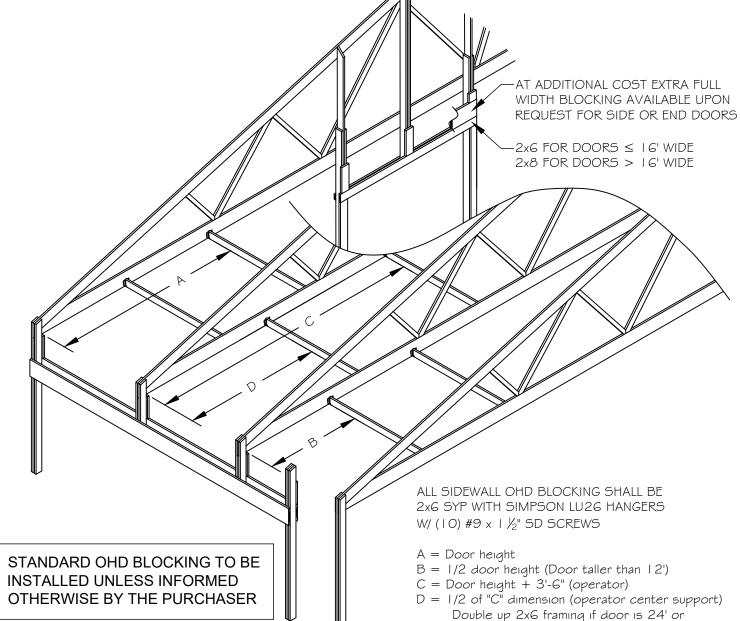
SCALE: 1" = 1'-0"

SCALE: 3/4" = 1'-0"



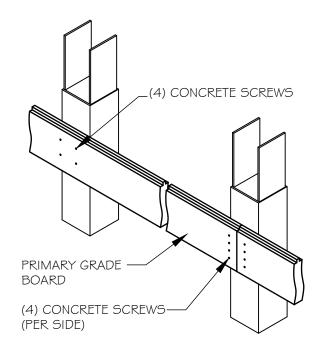
THERMAL INSTALLATION SEQUENCE @ CORNER SCALE: 1" = 1'-0"

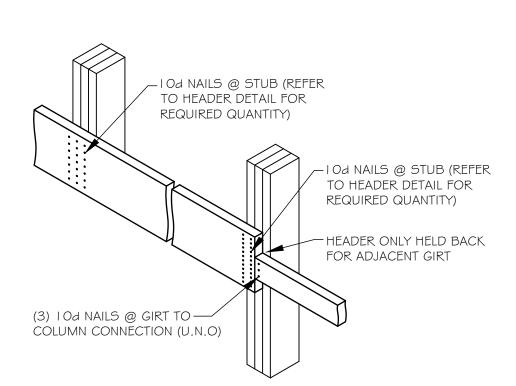
SCALE: 1" = 1'-0"

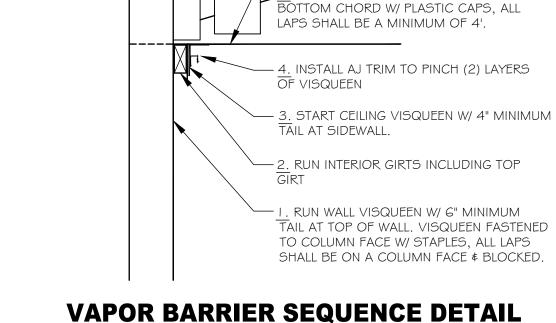


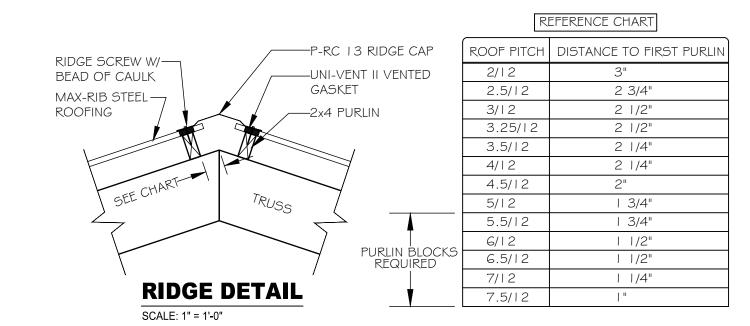


TYPICAL OHD BLOCKING DETAIL (TYPICAL 24" HEADROOM TRACK ONLY)









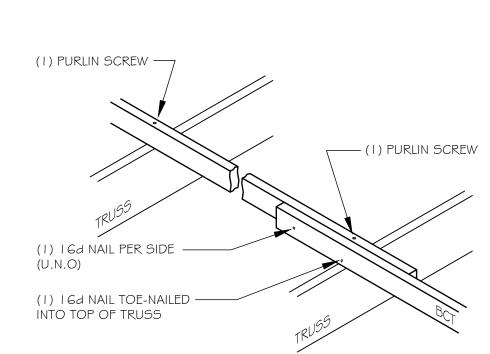
PRIMARY GRADE **BOARD CONNECTION**

WOOD HEADER FASTENER PATTERN

-TYPICAL 7' to 9' POST SPACING----CONCRETE SCREWS INSTALL (I) IN MIDDLE AND (I) NEAR EACH END OF SILL PLATE COLUMNS IN-GROUND

5. RUN CEILING VISQUEEN. FASTEN TO THE





BCT CONNECTION

SCALE: 3/4" = 1'-0"

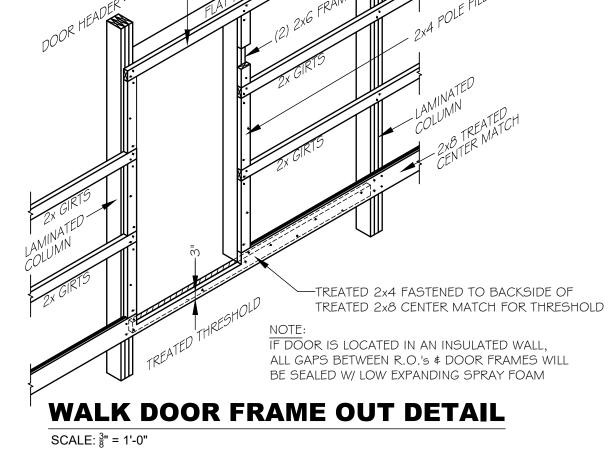


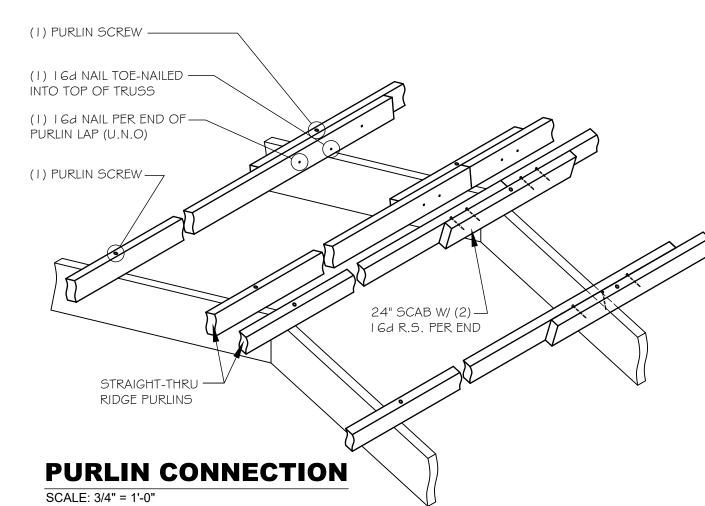
(1)10	TREIN SCILLY				
	Sd NAIL TOE-NAILED - TOP OF TRUSS				
	SA NAIL PER END OF- N LAP (U.N.O)				\wedge
(I) PU	IRLIN SCREW				7
					,
	V		24" SCAB V I 6d R.S. PE	W/ (2) — ER END	
	STRAIGHT-THRL			3	
	RIDGE PURLINS				
P	URLIN CO	NNECTIO	N		
SCA	ALE: 3/4" = 1'-0"				

עוו א

SCALE: $\frac{3}{8}$ " = 1'-0"

SCALE: 3/4" = 1'-0"





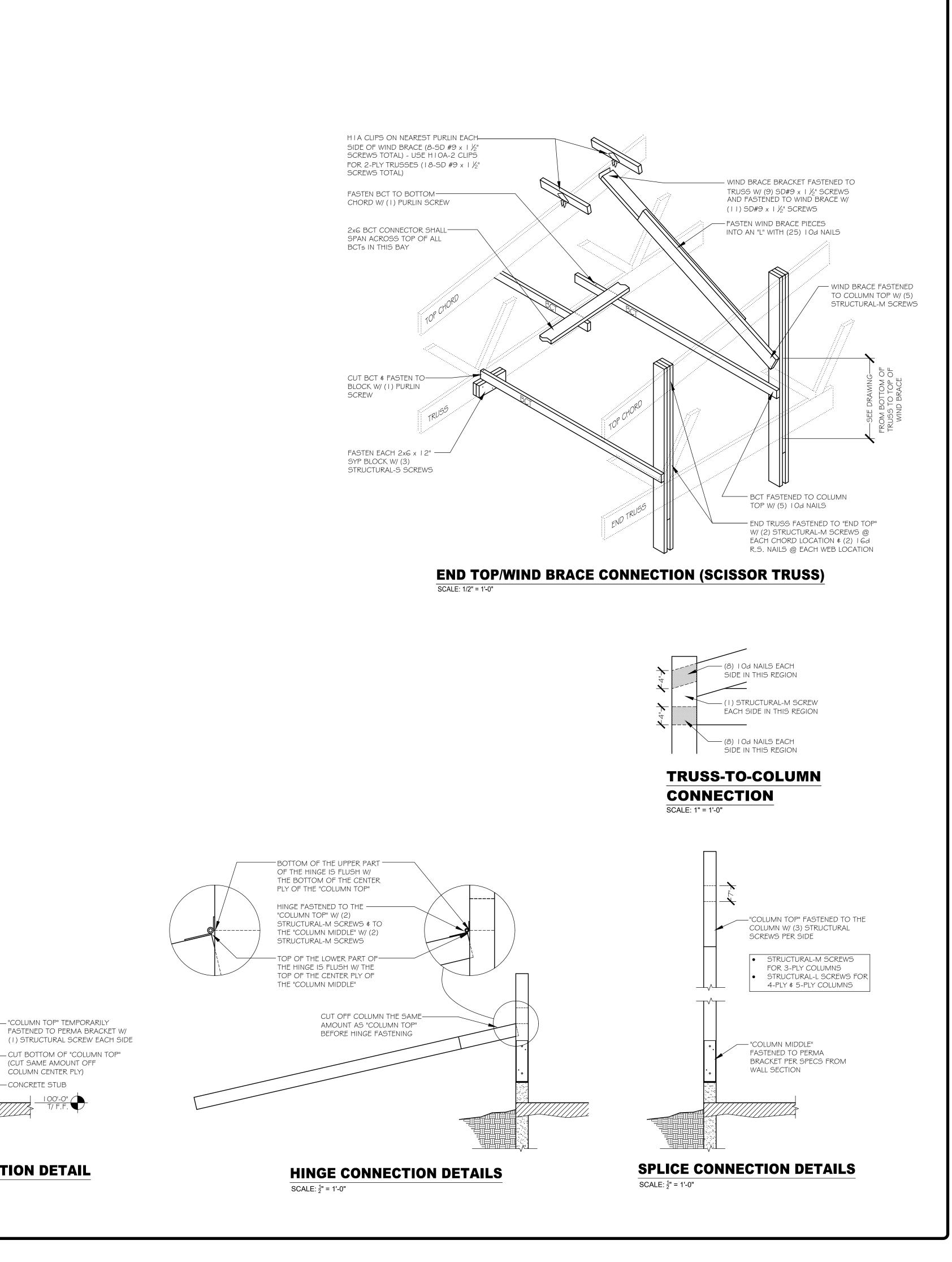
FBi PROJECT #:

FBi

0

22400 Noble

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Jas 22400 Noble

FBi

FBi PROJECT #: 20-2476-00

MTO BY: ENG. BY:

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0'-5 3/4"

2'-5 3/4"

4'-5 3/4"

6'-5 3/4"

8'-5 3/4"

10'-5 3/4"

12'-6 1/4"

GIRTS SHALL BE MARKED AFTER "COLUMN MIDDLE" IS CUT - MARKS ARE TO

BOTTOM OF GIRTS

I. STUB MUST BE SET TO +/- 6" VERTICAL TOLERANCE.

LONGER THAN STANDARD PC LENGTH TO BE FIELD

LONGER THAN STANDARD PC LENGTH TO BE FIELD

COLUMN CENTER PLY)

-CONCRETE STUB

STUB-TO-TOP CONNECTION DETAIL

SCALE: $\frac{1}{2}$ " = 1'-0"

2. MTO TO SEND OUTSIDE PLIES OF COLUMN-TOP 6"

3. MTO TO SEND CENTER PLY OF COLUMN-MIDDLE 6"

4. BOTTOM OF COLUMN-MIDDLE WILL NOT BE CUT.

OF COLUMN MIDDLE AFTER CUTTING.

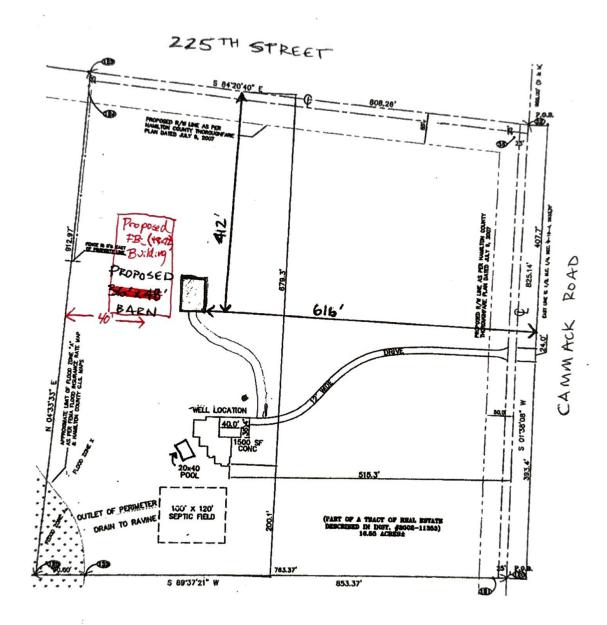
6. GIRT MARKS MEASURED FROM TOP OF CENTER PLY

PERMA-COLUMN NOTES:

TRIMMED AS NECESSARY.

TRIMMED AS NECESSARY.

5. CUT-OFF AMOUNT = X" - 6"





Docket: BZA-0625-21-AG Petitioner: Jason Bezy

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0625-21-AG

Staff: Frank Zawadzki Applicant: Jason Bezy Property Size: 14.42 Current Zoning: AG

Location: A Development Standards Variance application has been submitted regarding the property located at 22400 Cammack Road, Noblesville IN, 46062 concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance to: Allow an accessory structure in front of the primary structure. Whereas Article 7.5 AS-02 Accessory Structure Standards of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall be to the side or rear of the primary structure only.

Background Summary: Applied for a building permit that has not been approved due to the necessity of a Variance for accessory structure in front since they are on a corner lot.

Preliminary Staff Recommendations: Staff does not oppose approval.

Zoning Ordinance Considerations: Accessory structure is planned well off the road on a large lot. Minimal impact

District Intent: : The "AG" District, Agriculture, is intended to provide a land use category for agricultural activities.



Current Property Information:

Land Use: AG

Site Features: Half pasture for cows and horses, half single family

residential.

Vehicle Access: Yes

Planning Considerations:

The following general considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process:

Findings of Facts/Decision Criteria: A practical difficulty argument can be made here. In the AG district, there is no limit to the number of accessory structures permitted. Where the location for the new barn is needed for AG/storage use, the spot which gives them access to the pasture is on the north side of the property facing 225th. The entire north side of the property is pasture.

Docket # BZA-0525-21-AG Jason Bezy - 22400 Cammack Rd.



Findings of Fact/Decision Criteria:

This criterion has / has not been met.

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts:
	This criterion has / has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a
	substantially adverse manner.
	Findings of Facts:
	This criterion has / has not been met.
	This criterion has / has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
. 9 86	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts:

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



	Decision:	1411-	1 1		
A C					
Any Co	onditions Attached:				
-					

Date: __

In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice).

Board of Zoning Appeals Options:

Signature: ___

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



Director's Report

May 2025

Permit Revenue: May 2025 = \$4,629 YTD: \$17,906

May 2024 = \$5,086 YTD: \$19,738

Difference: Month = -\$457 YTD: \$-1,832

- We have issued a total of 22 building permits for May 2025.
- 13 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 9 in Jackson Township (of which, 0 have been for a new home).
- Estimated Cost of projects permitted \$1,209,335.

The Planning Commission next scheduled meeting is June 11thth at Red Bridge Community Building. The BZA will meet June 19th at the Town Hall.

Please feel free to email, call or stop by the office anytime.

At your service!

Frank Zawadzki

Approval of Findings of Facts from March 2025

5. Zell

Docket # BZA-0325-10-AG - Accessory Structure in front of primary structure Stephen Moore



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: No Negative Impact
	This criterion has has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
	Findings of Facts: No Nogativy Impact
	This criterion has has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
•	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: I hollieve there is a strong practice I de ficulty here in That The old barn is a safety hazard and is unsightly. The old barn cunned he used in company, a new barn is in order.
	This criterion has / has not been met.



Board	of Zoning	Anneals	Ontions
Duaru	OI ZUIIIII	Appears	Obrions.

In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Annoula

Decision: PHYTOVO	
Any Conditions Attached: None	
Signature: A.M.Z.//	Date: 3-20-25

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Docket # BZA-0325-10-AG - Accessory Structure in front of primary structure Stephen Moore



Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: The covery Sprueture 3 dangerous
	This criterion has / has not been met.
•	The use and value of the area adjacent to the property included in the variance will not be affected in a
	substantially adverse manner.
	Findings of Facts: The property will externly be
	improved,
	This criterion has has not been met.
}	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of
	this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For
	instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts:
	No Room belied the home Structure
	This criterion ha) / has not been met.

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Roard	of Zoning	Appeals	Options:
pvaru	Of AUTHOR	Whhenia	Oberouse

In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approx	
Any Conditions Attached:	
Signature:	Date: 3/20/25

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Docket # BZA-0325-10-AG - Accessory Structure in front of primary structure Stephen Moore



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.		
	Findings of Facts: This will be an improvement I the current born.		
	This criterion 🐼 / has not been met.		
2	The use and value of the area adjacent to the property included in the variance will not be affected in a		
•	substantially adverse manner.		
	Findings of Facts: It will Improve the volu of properties around.		
	This criterion læs / has not been met.		
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use		
•	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.		
	Findings of Facts: If the horn was fund 90 legers it wild not require		
	a saviance, but would respon tise at barn.		
	This criterion has not been met.		



Board of Zoning Appeals Options:	will be a	(10)
In reviewing a request for <u>development standards variance</u> the Board may (1	 approve the petition 	as proposed, (2) approve the
petition with conditions, (3) continue the petition to a future meeting of the Boa	rd, or (4) deny the petiti	ion (with or without prejudice
Failure to achieve a quorum on a motion results in an automatic continuance to	o the next regularly sche	eduled meeting.
	49	
Decision: Approve		
Decision:		

Any Conditions Attached:

Signature:

Date: 3/20/25

IF he has was fund to legar it what and reference is what we reference is would not some see of them.

Docket # BZA-0325-10-AG - Accessory Structure in front of primary structure Stephen Moore



Findings of Fact/Decision Criteria:

 The approval will not be injurious to the public health, safety, morals, and general welfare of community. 		
	Findings of Facts: Lot in 100 LOUR - Inprove Batety Structure Present	
	This criterio has has not been met.	
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.	
	Findings of Facts:	
	This criterion (has) has not been met.	
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.	
	Findings of Facts: Rephasement of greath born twoming go degrees.	
	This criterior mas / has not been met.	



Board of Zoning Appeals Option

In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approved	
Any Conditions Attached: Llong	
	A
Signature: M	Date: 3-70-75

Docket # BZA-0325-10-AG - Accessory Structure in front of primary structure Stephen Moore

Findings of Fact/Decision Criteria:



The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
Findings of Facts: This will not impact public health, Safety, morals, and general welfare of the community in a negative way
This criterion(nas) has not been met.
The use and value of the area adjacent to the property included in the variance will not be affected in a
substantially adverse manner.
Findings of Facts: Adjacent property will not be impacted
This criterion has has not been met.
The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
The existing structure is beyond repair, making it a requirement to replace.
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n reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.
Decision: Approved
Any Conditions Attached: Norce
Signature: Michael By- Date: 3-26-25

Docket # BZA-0325-11-R5 - setbacks Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: No Negative Impact
	This criterion has / has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
	Findings of Facts: No negative Impact
	This criterion has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: I believe a practical difficulty exists to help clean up The area and create more enterprise business in Town of circles. The property is clearly quited for a commercial parking lot. Petitioner has a strong and good reputation This criterion has I has not been met. If drives what is right for the community.



В	o	ar	d	of	Zon	ing	An	nea	İs	O	nti	ons:
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In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: AMP 1004		
Any Conditions Attached:		
Signature: A.A. 34	Date: 3-20-25	_

Docket # BZA-0325-11-R5 - setbacks Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.				
	Findings of Facts: Klot injurious or any Bave.				
	This criterion has / has not been met.				
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.				
	Findings of Facts:				
	This criterion has / has not been met.				
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.				
	Findings of Facts: Nxnmah charge				
	This criterion has / has not been met.				

Docket # BZA-0325-11-R5 - setbacks Paul Vondersaar

Findings of Fact/Decision Criteria:



The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the

development standards may only be approved upon a determination in writing that: 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Findings of Facts: This criterion has / has not been met. 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Findings of Facts: This criterion has / has not been met. 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location. Findings of Facts: This criterion (ha) / has not been met.



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Appoul	susside de la constante de la
Any Conditions Attached:	
Signature:	Date: 3/20/25



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Hyprovell	<u> </u>
Any Conditions Attached:	
Signature:	Date: 3-10-15

Docket # BZA-0325-11-R5 - setbacks Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: No anticipated Problems.
	This criterion (Tas) has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
	Findings of Facts: No impact to adjacent property in a negative way.
	This criterion has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: Due to the property position this project will enhance the usefulness of the structures.
	This criterio (has/ has not been met.



In reviewing a request for <u>development standards variance</u> the Board may proposed, (2) approve the

illure to acl	conditions, (3) continue the petition to a future meeting of the B nieve a quorum on a motion results in an automatic continuance	e to the next regularly scheduled meeting.
	Decision: Approve	
	Any Conditions Attached: Nove	
	Signature: Mirihal R.	Date: 3.20-25

Board of Zoning Appeals Options:

Docket # BZA-0325-11-R5 - setbacks Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	added parking.
	This criterion(has)/ has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a
	substantially adverse manner.
	Findings of Facts: Applies it Lill be improved,
	This criterion has has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
•	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: The Lot is not provided for sec
	This criterion has X has not been met.



Board	of Zoning	Appeals	Options:
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In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Any Conditions Attached:

Signature:

Date: 5/20015

Docket # BZA-0325-12-R5 - Impervious Surface Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: No negative impact
	This criterion has / has not been met.
	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
	Findings of Facts: No negative impact
	This criterion has has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: SEE BZA-0325-11-R5 explanation regarding question #3.
	This criterion has has not been met.



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approved	
Any Conditions Attached: Drain Structure	to be added (not a Hacked)
	,
Signature: A. M. Bull	Date: 3-20-25

Docket # BZA-0325-12-R5 - Impervious Surface Paul Vondersaar

Findings of Fact/Decision Criteria:



The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the

development standards may only be approved upon a determination in writing that: 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Findings of Facts: No endence pourded of anxion This criterion has has not been met. 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Findings of Facts: This criterion has / has not been met. 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location. Findings of Facts: This criterion has / has not been met.

> 331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approved	
Any Conditions Attached:	
Signature: AMCPSL	Date: 3/20/25

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Docket # BZA-0325-12-R5 - Impervious Surface Paul Vondersaar



Findings of Fact/Decision Criteria:

1 The approval will not be injurious to the public health, safety, morals, and general welfar community.		
	Findings of Facts: Improve Salets.	
	This criterion has has not been met.	
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.	
	Findings of Facts: Shall imprese it to provide added Parking.	
	This criterion has not been met.	
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use	
 of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regard this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the rewithin this Ordinance but would like a variance from the Development Standards to improve his site in a practical reinstance, a person may request a variance from a side yard setback due to a large tree which is blocking the only lower would meet the Development Standards for a new garage location. 		
	Findings of Facts:	
	This criterion has has not been met.	



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Board	of Zoning	Anneals	Ontions
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In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Any Conditions Attached:

Signature:

Date: 3/14/5

331 E. JACKSON ST. P.O. BOX 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Docket # BZA-0325-12-R5 - Impervious Surface Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: Winnylah Take not hufornood
	This criterion has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
	Findings of Facts: IMPVOVEMENT
	This criteriov has has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulathis Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulation within this Ordinance but would like a variance from the Development Standards to improve his site in a practical mainstance, a person may request a variance from a side yard setback due to a large tree which is blocking the only local would meet the Development Standards for a new garage location.	
	Findings of Facts: IMPONEMENT
	This criteriop has has not been met.



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: HAVOVEO	
Any Conditions Attached: <u>AbuQ</u>	
Signature:	Date: 3-2075

Docket # BZA-0325-12-R5 - Impervious Surface Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.		
	Findings of Facts: No antherparted problems.		
	This criterion (as) has not been met.		
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.		
	Findings of Facts: No impact to adjacent property in a negative way		
	This criterion (as) has not been met.		
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.		
	Enhance the usefulness of the Structures.		
	This criterion (as) has not been met.		



In reviewing a request for <u>development standards variance</u> the Board may prove the petition as proposed, (2) approve the

Decision: Approved	
Any Conditions Attached:	
Signature: Michael By Date: 3-20-25	

Board of Zoning Appeals Options:

Docket # BZA-0325-13-R5 - Tree(s) Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: No negative Furpact
	This criterion has has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
	Findings of Facts: No negative Fingact
	This criterion has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
•	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: 3ee BZA - 0325-11-RF for explanation here Regarding question #3
	This criterion (hay / has not been met.



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approved	
Any Conditions Attached:	
Signature: A. M. Bull	Date: 3-20-25

Docket # BZA-0325-13-R5 - Tree(s) Paul Vondersaar

Findings of Fact/Decision Criteria:



The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning

Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that: 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Findings of Facts: This criterion has / has not been met. 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Findings of Facts: This criterion has / has not been met. 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location. Findings of Facts: This criterion has / has not been met.



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Aparo	
Any Conditions Attached: None	
Signature: Ad Clal	Date: 3/26/25

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Docket # BZA-0325-13-R5 - Tree(s) Paul Vondersaar



Findings of Fact/Decision Criteria:

he variance will not be affected in a
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t in practical difficulties in the use
nprove land stemming from regulations of owner could comply with the regulations improve his site in a practical manner. For see which is blocking the only location that
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Board	of Zoni	ng Appeal	ls Options:
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In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision:		· •
Any Conditions Attached:	. 2005 N 100 T	1
		- Andrew
Signature:	Date: 5	20/25

331 E. JACKSON ST. P.O. BOX 650 CICERO, IN 46034 PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Docket # BZA-0325-13-R5 - Tree(s) Paul Vondersaar



Findings of Fact/Decision Criteria:

1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
	Findings of Facts: Liver On Antre
	This criteriop has has not been met.
2	The use and value of the area adjacent to the property included in the variance will not be affected in a
	substantially adverse manner.
	Findings of Facts:
	This criterion has not been met.
3	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use
•	of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.
	Findings of Facts: Lot useded the a Aff
	This criterion has has not been met



In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature:

Dates 9-10-1

Docket # BZA-0325-13-R5 - Tree(s) Paul Vondersaar



Findings of Fact/Decision Criteria:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Findings of Facts: No anticipated problems			
This criterion has Linas not been met.			
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.			
Findings of Facts: No impact to adjacent property in a negative way.			
This criterion (as) has not been met.			
The strict application of the terms of the zoning ordinance will result in practical difficulties in the use			
of the property. <u>Practical Difficulty:</u> A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations			
within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.			



In reviewing a request for <u>development standards variance</u> the Board may 1) approve the petition as proposed, (2) approve to petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.			
Decision: Approve			
Any Conditions Attached: Nowe			
Signature: Machal By Date: 3-20-25			