



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Agenda

July 17th, 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
- Frank Zawadzki - Cicero Jackson Township Planning Director
- Terri Strong - Recorder

1. Declaration of Quorum

2. Approval of Minutes

June 19th, 2025

3. Old Business:

4. New Business:

Docket #: BZA-0625-18-R3

Petitioner: Duane & Leeanne Etchison

Property Address: 815 Morse Landing Drive, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 815 Morse Landing Drive, Cicero IN to: Allow a fence to be six (6) feet tall in the front yard: Whereas Article 7.21 Fence and Wall Standards (FN) of the Cicero/Jackson Township Zoning Ordinance states that a fence shall not be greater than three (3) feet in height in the front yard.

Docket #: BZA-0625-19-R3

Petitioner: Duane & Leeanne Etchison

Property Address: 815 Morse Landing Drive, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 815 Morse Landing Drive, Cicero IN 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 be located to the rear or side of the primary structure.

Docket #: BZA-0625-20-R3

Petitioner: Duane & Leeanne Etchison

Property Address: 815 Morse Landing Drive, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 815 Morse Landing Drive, Cicero IN, 46034 concerning Article 7.21 Fence and Wall Standards (FN) of the Cicero/Jackson Township Zoning Ordinance to: Allow a fence in the front yard to have less than 50% open surface area. Whereas Article 7.21 states that a fence in the front yard shall have no less than 50% open surface area.

Docket #: BZA-0725-22-AG

Petitioner: Patrick & Patricia Lindley

Property Address: 22200 Cammack Road, Noblesville, IN 46062

A Development Standards Variance request application has been submitted concerning Article 3.2 "AG" District Standards of the Cicero/Jackson Township Zoning Ordinance to: allow a fifteen (15) foot side yard setback for a secondary structure. Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance states that minimum side yard setbacks shall be thirty-five (35) feet for a secondary structure.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket #: BZA-0725-23-DC

Petitioner: Gymies Fitness Center

Property Address: 47 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 47 West Jackson Street, Cicero IN, 46034 concerning Article 10.8 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow a permanent electronic/animated sign. Whereas Article 10.8 of the Cicero/Jackson Township Zoning Ordinance lists an electronic/animated sign as a prohibited sign.

Docket #: BZA-0725-24-NC

Petitioner: The Furniture Garage

Property Address: 49 E Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 49 E Jackson Street, Cicero to: Allow a projecting sign to exceed eighteen (18) inches from the wall it is attached to. Whereas Article 10.5 of the Cicero/Jackson Township Zoning Neighborhood Commercial (NC) Sign Standards states no part of a projecting sign may protrude more than eighteen (18) inches from the wall it is attached

Docket #: BZA-0725-25-NC

Petitioner: The Furniture Garage

Property Address: 49 E Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 49 E Jackson Street, Cicero to: Allow a projecting sign to exceed ten (10) square feet in area. Whereas Article 10.5 of the Cicero/Jackson Township Zoning Neighborhood Commercial (NC) Sign Standards states that the maximum area for a multi-tenant structure shall be ten (10) square feet per tenant.

5. 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:

August 21st, 2025

10. Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027

Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027

Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026

Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027

Steve Zell – Council Appointment – Term 01/01/2023 – 12/31/2026



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

**Board of Zoning Appeals
Meeting Minutes
June 19th, 2025
7:00 p.m.**

Roll Call of Members

Present:

- Scott Bockoski - Chairman
- Mike Berry
- Mark Thomas
- Steve Zell
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Cicero Jackson Township Planning Director
- Terri Strong - Recorder

Absent:

Harrison Massonne

1. **Declaration of Quorum**- Chairman Bockoski declared a quorum with 4/5 members present. However, all items on the docket tonight will need to carry 3 votes to the positive or 3 votes to the negative to pass. Petitioners tonight have the option to hold off if they wish, or they can continue tonight as planned.
2. **Approval of Minutes**: Mr. Zell noted that the title still listed as agenda and should be "minutes".

Mr. Zell made motion to approve Minutes as presented with one correction, the title is BZA Minutes. Mr. Berry second. All present in favor.

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

Chairman Bockoski explained that the BZA is a quasi-judicial branch of the local government. The Board will be discussing items on the docket and issues or stipulations relating to the docket. Any issues or comments should be made toward the Board and its members as apposed to the petitioner or other audience members. All speakers must sign in at the sign in sheet at the door. Each attendant must state name and address when at the podium. Each speaker is limited to three minutes at the podium for each docket. Each item on the docket has portion set aside for public hearing, if a person wishing to speak is in agreement with someone that has already spoke, it is not necessary to repeat it in entirety. Speaker can agree and move on in interest of time. Remind everyone that all motions are made in the positive but does not mean that is the way we will vote.

4. **New Business**:

Docket No. BZA-0525-15-R1

Petitioner: Bender Homes/ Canfield

Property Address: 36 Point Lane, Arcadia, IN 46030

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.

Chairman Bockoski explained that there are two more dockets with same petitioner and same address, they will be discussed together but voted on separately.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No. BZA-0525-16-R1

Petitioner: Bender Homes/ Canfield

Property Address: 36 Point Lane, Arcadia, IN 46030

A Development Standards Variance request application has been submitted concerning Article 3.4 "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.

Docket No. BZA-0525-17-R1

Petitioner: Bender Homes/ Canfield

Property Address: 36 Point Lane, Arcadia, IN 46030

A Development Standards Variance application has been submitted concerning Article 7.5 AS-02 of the Cicero/Jackson Township Zoning Ordinance to: 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.

Deb Canfield 36 Point Lane, Arcadia and Kristen Bender 2030 West Morse Drive, Cicero. Ms. Bender is the owner of the property and building the accessory structure. Ms. Bender explained that it is a pole barn structure, the height is so can have basketball court inside. It is a recreational space, and the height is necessary to have the court inside. The variance on the setback is where it needs to be placed due to the placement of septic system. The size is due to being a recreational space.

Mr. Berry clarified that it is for recreational use and personal. No organized intermural events. Ms. Bender stated personal, just for fun. No plans to turn it into. Chairman Bockoski stated a follow up is, will the structure be used for business. Ms. Bender stated no, it is just for fun. Chairman Bockoski asked about lighting on the outside. Ms. Bender stated minimal lighting, over the entry and exit door, no flood lights, not on all the time, possibly motion activated. No pole lights. Chairman Bockoski questioned what kind of utilities will be inside. Ms. Bender stated electric for lighting inside, and a half bath. Chairman Bockoski questioned full living quarters with kitchen, etc. Ms. Bender stated no. Chairman Bockoski asked timeframe for starting project if approved tonight. Ms. Bender stated late summer/fall. Chairman Bockoski stated we have a stipulation, which is two years to be up and going. Ms. Bender stated that would be fine. Mr. Zell stated fairly straight forward. Chairman Bockoski asked Mr. Zawadzki if there were photos where well and septic are placed. Ms. Bender pointed out area on photo. Mr. Thomas clarified well off the easement for the train.

Chairman Bockoski summarized project. Comment was made that there are several large buildings in the neighborhood.

Mr. Zell made motion to open public hearing for all three Bender/Canfield dockets. Mr. Thomas second. All present in favor.

Peter Freeman 4 Point Lane, Stated has some notes and some questions. In 2015 there was a variance request for similar size pole barn on this piece of property. Township rules allows 3060 sq foot building, this is 4800, so this is a very large building and there are no similarly large buildings in our neighborhood. Requested height of 27 foot makes this industrial height in a neighborhood. Roof is self-inflicted because the building is so large the trusses are impacted. Each of these variances are self-inflicted situation. Stating for self-storage, but large building with only one overhead door, questioning purpose, disturbed by bathroom. Concern for neighborhood struggling with businesses distracting from character of the area, we have a marina, a dock business, a bed & breakfast, and beauty shop. Affect the safety and character of the properties and property values. Don't need another business, a second home on the property and you can play basketball with 20-ft ceilings. How many more industrial sized buildings will be added to the neighborhood? Will be the second largest building around the lake. Size means it will be visible to other homes around the lake, Bayshore Drive, Bayshore Court, Bayview Dr, Iron Bridge Road and most do not know about this building going up. Concern for safety with the setback and the train tracks. They could build a nice-sized building within the rules.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Paul Gipson and wife Erlene 5 Point Lane. Place to live and enjoy the reservoir, one entrance to neighborhood, now times change, and we have someone renting out 18 boat slips and many other businesses. Fail to see the need to change the neighborhood for a 40x80 foot structure tall, when they have another structure approx. 2400 sq feet and another one of 5000 sq feet. Why does a retired couple need such a structure when they live on the lake? Was the railroad aware of this variance? They would have been here. Consider rejecting this request.

Mr. Zell made motion to close the meeting to the public. Mr. Thomas second. All present in favor.

Chairman Bockoski stated the meeting for these three dockets is now closed to the public and asked that the petitioner step back to the podium.

Chairman Bockoski asked the petitioner to utilize the map and walk the Board around the property, the drive, and what other properties would be in view. Ms. Bender explained there is wooded area and other than one home, not sure if they would be able to see building or not because of the trees. Discussion ensued on drives and Mr. Zawadzki pulled up further mapping. Mr. Zell asked if any of the trees are in the area you are proposing the structure or will be removed. Ms. Bender stated no. Chairman Bockoski asked for clarification. Ms. Bender stated none of the trees along the lake or along the track would be removed, there is one dead one but not in that section. Mr. Zell clarified that the entire space is to be used for recreational entertainment purposes. Ms. Bender stated she has two boys, and they love basketball, living in Indiana makes it harder. Reason for length is to have two half courts. Mr. Berry questioned if he heard that her employees would be using. Ms. Bender stated no not at all, company would be building but not using. Zero plans for a business, there is no drive, can not put a drive due to septic, no plans for a business. Mr. Berry questioned on any given weekend, who is going to be playing basketball. Ms. Bender answered her boys and 3-4 friends. Mr. Berry clarified, you stated two half courts. Ms. Bender explained the set up. Mr. Berry questioned on holidays would there be big parties. Ms. Bender stated maybe a few for the fourth but not a lot. Mr. Berry asked ages of kids. Ms. Bender stated 8 and 11. Mr. Berry questioned so when in high school they would still be using. Ms. Bender stated yes, when parents no longer want property, she anticipates purchasing it. Mr. Thomas asked how big east area is. Mr. Zawadzki stated 5.6 acres. Mr. Berry asked for monitor to be focused on pole barn area. Then asked if going to create drainage problems with a building that size. Ms. Bender stated she doesn't foresee that as an issue; there is a slope. Mr. Berry expressed concerns going from ground to large building with eaves troughs.(gutters). Ms. Bender stated would have gutters. Mr. Thomas asked how tall trees were. Ms. Bender stated very tall. Chairman Bockoski asked Board to discuss stipulations, no business, no living quarters, anything else. Mr. Berry questioned the variance for the property or for the owners. Discussion ensued. Mr. Culp stated should be recorded as tied to the land. Prevents new owners of turning to a business or living quarters, stipulations are still intact. Mr. Berry asked in the event this is not approved tonight what impact there will be. Ms. Bender stated she would be ok. Chairman Bockoski asked if would build another building that would conform. Ms. Bender explained that there would still be the setback issue no matter what, due to the septic, and garage. If so small we couldn't use it in the specific way we want, we probably wouldn't do. Mr. Berry asked what one half court would do? Ms. Bender explained challenges. Chairman Bockoski stated usually designed for use by smaller children. Mr. Zell stated we also discussed minimal lighting.

Mr. Thomas made motion to approve BZA-0525-15-R1 with following conditions: recorded as no business operated on property, no living quarters in the building and minimal lighting, construction to be started summer/fall of 2025, variance recorded with property. Mr. Zell second.

Mr. Berry-no, Mr. Bockoski-approve, Mr. Thomas-approve, Mr. Zell-approve. Motion passed 3-1.

Mr. Thomas made motion to approve BZA-0525-16-R1 with the same conditions as BZA-0525-16-R1. Mr. Berry second.

Mr. Thomas-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-no. Motion passed 3-1.

Mr. Thomas made motion to approve BZA-0525-17-R1 with the same conditions as BZA-0525-15-R1 and BZA-0525-16-R1. Mr. Zell second.

Mr. Thomas-approve, Mr. Berry-no, Mr. Zell-approve, Mr. Bockoski-approve. Motion passed 3-1.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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.

Jason Bezy 22400 Cammack Road, looking to put barn up on the rear portion of the property. Live on corner lot, therefore having two front yards. Structure is behind home if on Cammack but is not if on 225th. Actual size is 48x72 which has a front wraparound porch, wainscoting, and two-toned siding. Plan is to use structure for storage, bikes, car, no business, no living quarters. Chairman Bockoski asked about lighting. Mr. Bezy stated small over the front porch door and perhaps one between the larger doors. Lighting would be minimal, with dusk to dawn with switch. Chairman Bockoski questioned electricity but what about plumbing. Mr. Bezy stated for lighting, heat perhaps air conditioning. Chairman Bockoski repeated that he would be on the corner lot. Not on side as driveway. Chairman Bockoski questioned animals. Mr. Bezy stated no, the other structure on the property was there but we have no animals.

Mr. Zell made motion to open public hearing. Mr. Thomas second. All present in favor.

Mr. Zawadzki read letter from Kathy Griffith 378 E 225th, with no opposition to variance.

No other public present.

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

Chairman Bockoski stated he would recommend same stipulations as previous dockets.

Mr. Berry made motion to approve BZA-0625-021-AG with the following stipulations: minimal lighting, no living quarters, no businesses, recorded with the property. Mr. Thomas second.

Mr. Berry-approve, Mr. Thomas-approve, Mr. Bockoski-approve, Mr. Zell-approve. Motion carried 4-0.

- 5. Plan Director's Report:** Mr. Zawadzki recapped report as follows: Permit Review for month of May \$4629, YTD of \$17906. This compares to 2024 as \$5086 for month and \$19738 for YTD. A difference of -\$457 and -\$1832. Permits issued were 22 for month, 13 in town limits, 9 in township, and zero new homes. Estimated cost of projects \$1209335.
- 6. Chairperson's Report:** Chairman Bockoski addressed Mr. Zawadzki the list of permits is lengthy and want to recognize what you do for the community. Chairman Bockoski indicated the large blueprint is appreciated yet not needed.
- 7. Legal Counsel's Report:** No report.
- 8. Board Member Comments:** No comments.
- 9. Next Planned Board of Zoning Appeals Meeting:**
July 17th, 2025
- 10. Adjournment:**
Mr. Zell made motion to adjourn. Mr. Thomas second. All present in favor.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Chairperson: _____

Secretary: _____

Date: _____

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

DRAFT



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

MAY 01 REC'D

RECEIVED

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category

Docket #: BZA-0625-18-R3

Development Standards Special Exception

Date of Application: 05/01/2025

Land Use Other

Date of Expiration:

Variance Check List

Variance Fee: \$320.00

Adjoinder List Legal Notice Copy

Date of Hearing: 06/19/2025

Certified Mail Receipts Property Sign

Date of Decision:

Additional Applications for Variances

Approved

Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Duane & Leeanne Etchison

Property Address: 815 Morse Landing Drive

City: Cicero

State: IN

ZIP Code: 46034

Telephone: [REDACTED]

E-mail: [REDACTED]

Project Address: 815 Morse Landing Drive

Fax: n/a

ZIP Code: 46034

City: Cicero

Subdivision: Morse Landing

Parcel: 05-06-01-03-06-015

Telephone: [REDACTED]

General Contractor: Barton Pool Company

Fax: [REDACTED]

Address: [REDACTED]

Cell Phone: [REDACTED]

City: Indianapolis

State: IN ZIP Code: 46220

Email: [REDACTED]

Variance Request: Privacy Fence + In-ground pool

Commitments/ Conditions Offered: Privacy Fence will be installed. Automatic pool cover will be installed. There will be a concrete apron. Will perform any necessary landscaping.

Code SectionAppealed:



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

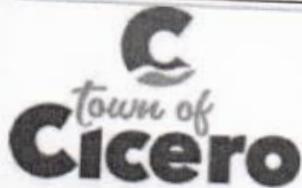
**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

Petitioners List of Findings

We would like to place an in-ground pool automatic cover & privacy fence in our side yard. We have two young boys & plan on staying in this house for many years to come. We would love a pool to entertain our family & neighbors & especially kids in the neighborhood.

MAY 01 REC'D

RECEIVED

0.1
CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENTCICERO/JACKSON
TOWNSHIP
PLAN COMMISSIONCICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category

Docket #: BZA-0625-19-R3

<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other

Date of Application: 05/01/2025

Date of Expiration:

Variance Fee: \$25.00

Variance Check List

Date of Hearing: 06/19/2025

<input type="checkbox"/> Adjoinder List	<input type="checkbox"/> Legal Notice Copy
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign
<input type="checkbox"/> Additional Applications for Variances	<input type="checkbox"/> Approved

Date of Decision:

 Approved Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Duane & Leanne Etchison

Property Address: 815 Morse Landing Drive

City: Cicero

State: IN

ZIP Code: 46034

Telephone: [REDACTED]

E-mail: [REDACTED]

Fax: [REDACTED]

Project Address: Same

State: IN

ZIP Code: [REDACTED]

City: [REDACTED]

Subdivision: Morse Landing

Parcel: [REDACTED]

Telephone: [REDACTED]

General Contractor: Barton Pool Company

Fax: [REDACTED]

Address: [REDACTED]

Cell Phone: [REDACTED]

City: Minneapolis

State: IN

ZIP Code: 46034

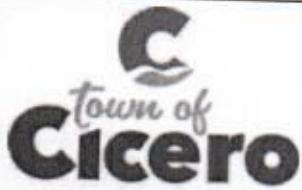
Email: [REDACTED]

Variance Request: In-ground pool

Commitments/ Conditions Offered:

Will place automatic cover

Code SectionAppealed:



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

Petitioners List of Findings

We would like to place an in-ground pool with automatic cover & privacy fence in our side yard. We have two young boys & plan on staying in this house for years to come. We would love a pool to entertain the neighbor kids & a fence to be safe.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT

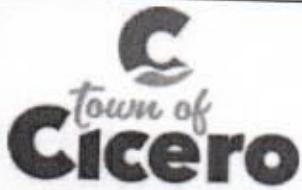
~~MAY 01 REC'D~~

RECEIVED

APPEALS

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0625-20-R3	
<input checked="" type="checkbox"/> Development Standards <input type="checkbox"/> Special Exception		Date of Application: 05/01/2025	
<input type="checkbox"/> Land Use <input type="checkbox"/> Other		Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
<input type="checkbox"/> Adjoinder List <input type="checkbox"/> Legal Notice Copy		Date of Hearing: 06/19/2025	
<input type="checkbox"/> Certified Mail Receipts <input type="checkbox"/> Property Sign		Date of Decision:	
<input type="checkbox"/> Additional Applications for Variances		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Duane & Leanne Etchison			
Property Address: [REDACTED]			
City: Ciero		State: IN	ZIP Code: 46034
Telephone: [REDACTED]		E-mail: [REDACTED]	
Project Address: Same		Fax: [REDACTED]	
City:		State: IN ZIP Code: [REDACTED]	
Parcel:		Subdivision: Morse Landing	
General Contractor: Barton Pool Company		Telephone: [REDACTED]	
Address: [REDACTED]		Fax: [REDACTED]	
City: Indianapolis		Cell Phone: [REDACTED]	
ZIP Code: 46220		Email: [REDACTED]	
Variance Request: In-ground pool			
Commitments/ Conditions Offered: Will place automatic cover			
Code SectionAppealed:			

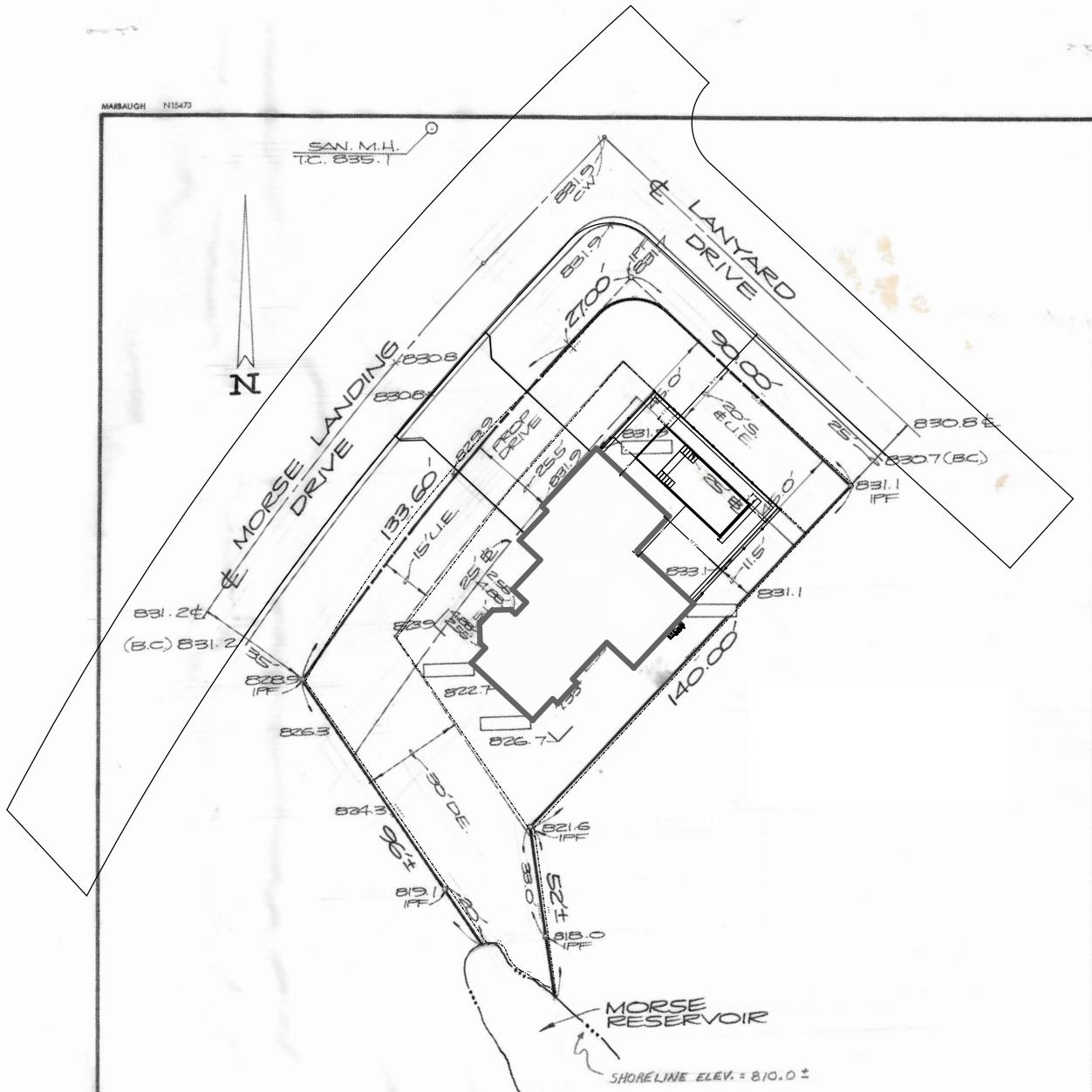


**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

Petitioners List of Findings

We would like to place an in-ground pool with automatic cover & privacy fence in our side yard. We have two young boys & plan on staying in this house for years to come. We would love a pool to entertain the neighbor kids & a fence to be safe.



CONSTRUCTION LAYOUT SURVEY

Lot #121 in MORSE LANDING, SECTION THREE a subdivision in Hamilton County, Indiana, as per plat thereof, recorded in Plat Book 13, pages 49-53 in the Office of the Recorder of Hamilton County, Indiana.

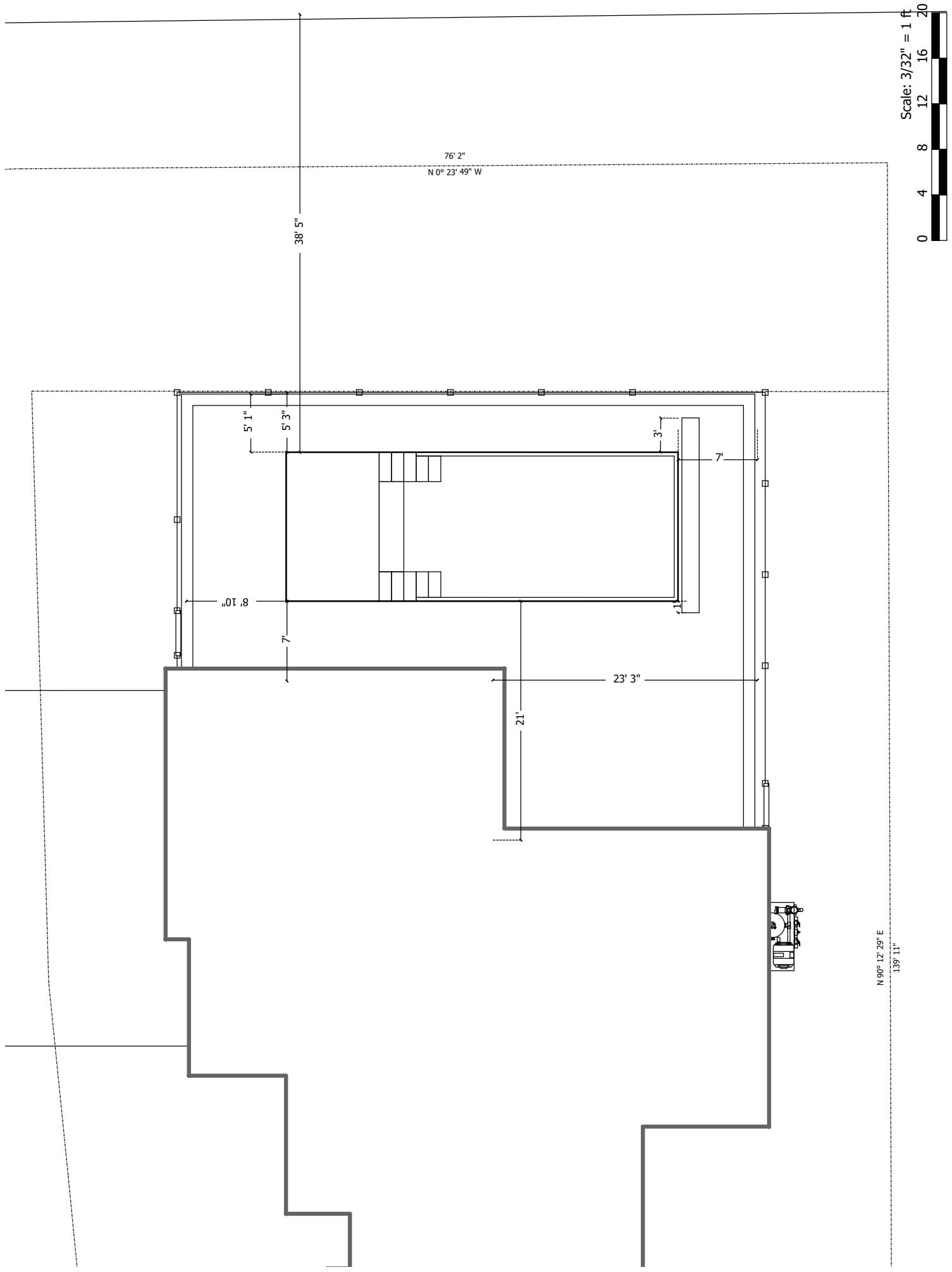
I, the undersigned, hereby certify that the monuments were located on the above described real estate and that the survey has been performed under my supervision and that field work was completed on June 15, 1989.
Certified June 19, 1989

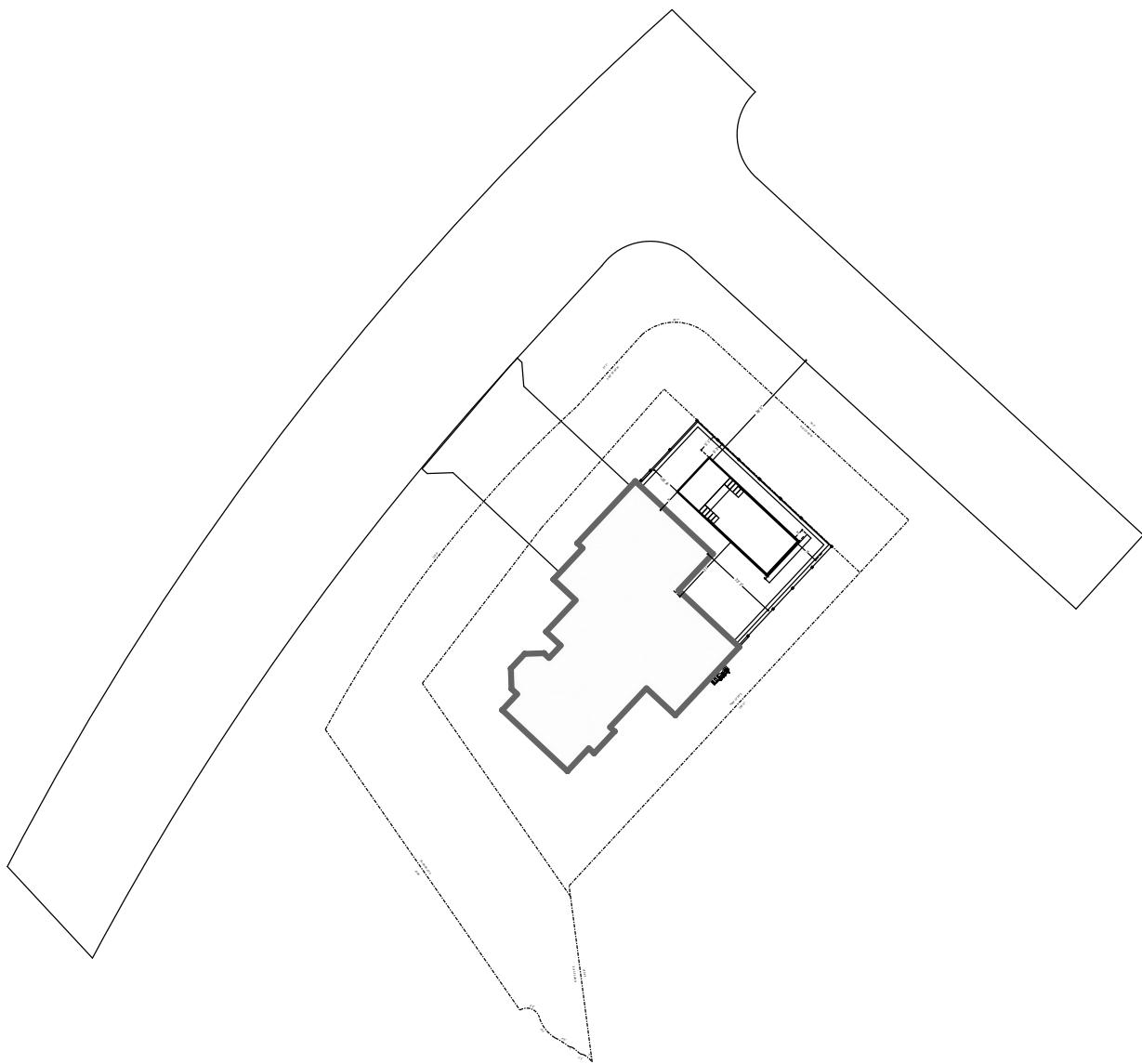
Allan H. Weihe
Allan H. Weihe, Reg. L.S.-Indiana #10398



Scale 1/50th of 1" = 1'

PREPARED FOR EVERT SNOW, BLDR.	JOB NO. 89-676	 WEIHE ENGINEERS INC. 10505 N. COLLEGE AVENUE INDIANAPOLIS, INDIANA 46280 317-846-6611	FE 516	PAGE 57
	DRAWN BY ASL		ALLAN H. WEIHE, P.E., L.S. PRESIDENT	
	CHECKED BY			
LOT 121 MORSE LANDING	DATE 6/16/88	CIVIL ENGINEERS	LAND SURVEYORS	LAND PLANNERS

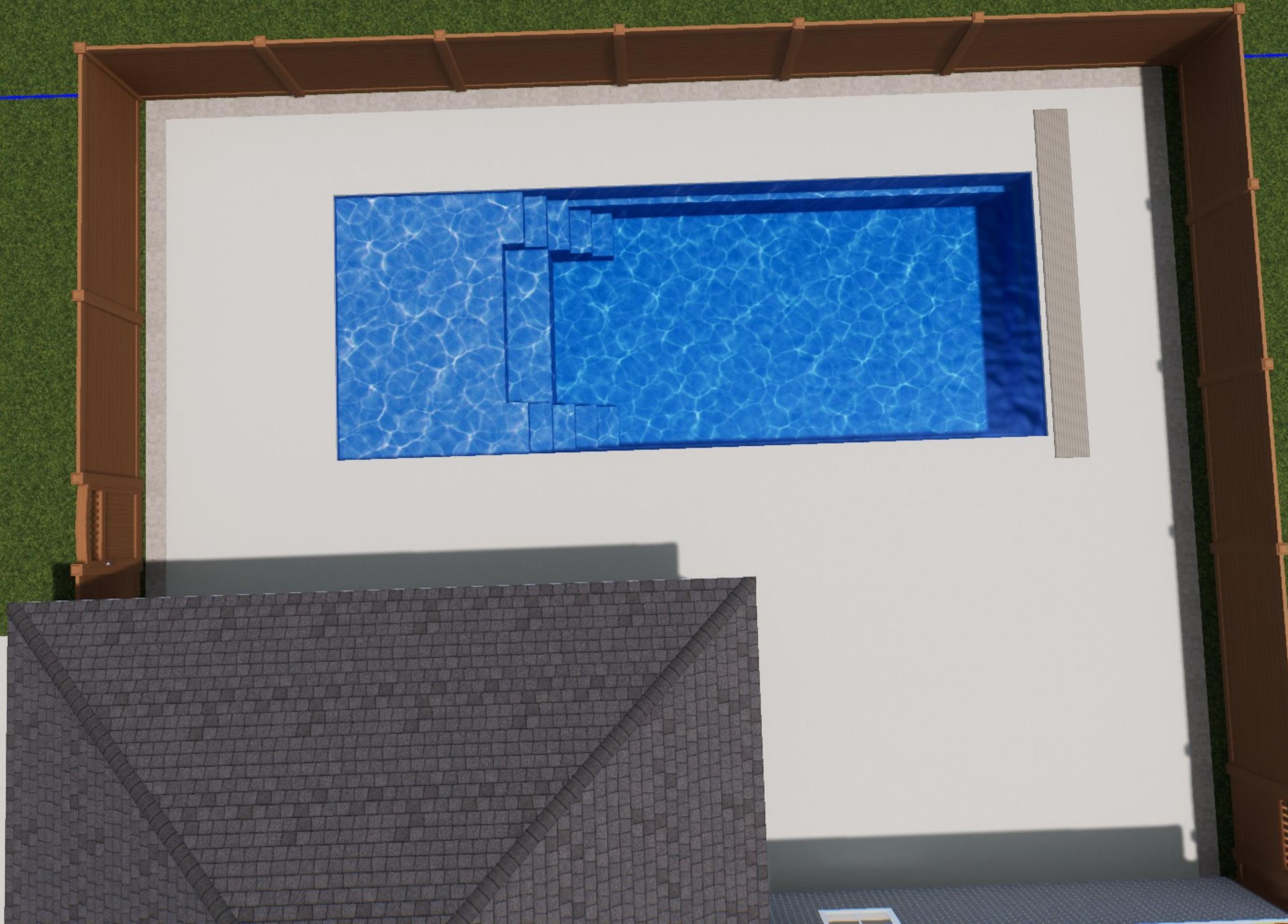




Scale 1/50th of 1" = 1'



artistic conception



artistic conception



artistic conception





**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Docket: BZA-0625-18,19,20-R3

Petitioner: Duane & Leeanne Etchison

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0625-18,19,20-R3

Staff: Frank Zawadzki

Applicant: Duane & Leeanne Etchison

Property Size: .40 acres

Current Zoning: R3

Location: 815 Morse Landing Drive, Cicero, IN 46034

Background Summary: They applied for and were denied an easement encroachment by the Town Council. They then modified the design to stay out of the easement but still requiring the 3 Variances applied for.

Preliminary Staff Recommendations: Staff would not oppose approval.

Zoning Ordinance Considerations: These Variances were necessitated by the fact that they own a corner lot. The south side of the property is a drainage ditch and unsuitable for this project.

District Intent: : The “R3”, Medium Lot, Medium Home District category is intended to provide a land use category for medium lots and medium sized single family detached homes.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Current Property Information:

Morse landing subdivision.

Land Use: One Family Dwelling Platted

Site Features: .40 acres

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:

Although this doesn't meet zoning standards due to the corner lot, the proposal seems to be well out of the sight line for traffic, and the fence is consistent with what has been approved in the past in this area. There is a sanitary sewer lateral that may need to be dealt with at homeowner's expense. This is a private lateral and not Town property.

Findings of Facts/Decision Criteria: I think a practical difficulty can be made here because of the corner lot and the ditch on the other side of the home situation. There is not another suitable location for the project.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 a 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.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: _____

Signature: _____ Date: _____

Print: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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:

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Findings of Facts:

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- 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:

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Findings of Facts:

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: _____

Signature: _____ Date: _____

Print: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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:

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Findings of Facts:

This criterion has / has not been met.

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Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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.

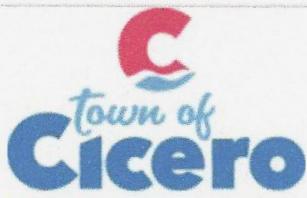
Decision: *if not beauford v. hancock et al. then the new edition of the book*

Any Conditions Attached: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0725-22-AG	
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 06/03/2025	
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
<input type="checkbox"/> Adjoinder List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 07/17/2025	
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:	
<input type="checkbox"/> Additional Applications for Variances		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Patrick B. and Patricia A. Lindley			
Property Address: 22200 Cannock Road			
City: Noblesville	State: IN	ZIP Code: 46062	
Telephone: [REDACTED]	E-mail: [REDACTED]		
Project Address: 22200 Cannock Road			
City: Noblesville	State: IN	ZIP Code: 46062	
Subdivision:			
Parcel: 03-06-09-00-00-005.002			
Telephone:			
General Contractor: Morton Buildings			
Address:	Fax:	Cell Phone:	
City:	State:	Email:	
Variance Request: More building setback line from 35' to 15' along a short section of our north property line			
Commitments/ Conditions Offered:			
Code SectionAppealed:			



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Petitioners List of Findings

Petitioner is requesting a variance from the 35' setback requirement to a 15' setback for a short portion of the Petitioner's north property line which is approximately 1340' long in order to build an 18' wide by 34' long Morton Bldg Equipment Shed which will include an 8' porch overhang.

Petitioner has a support letter from the adjoining property owner, Jason Bevy, to the north after Mr. Bevy came to the Petitioner's property to discuss the project on site – see attached letter.

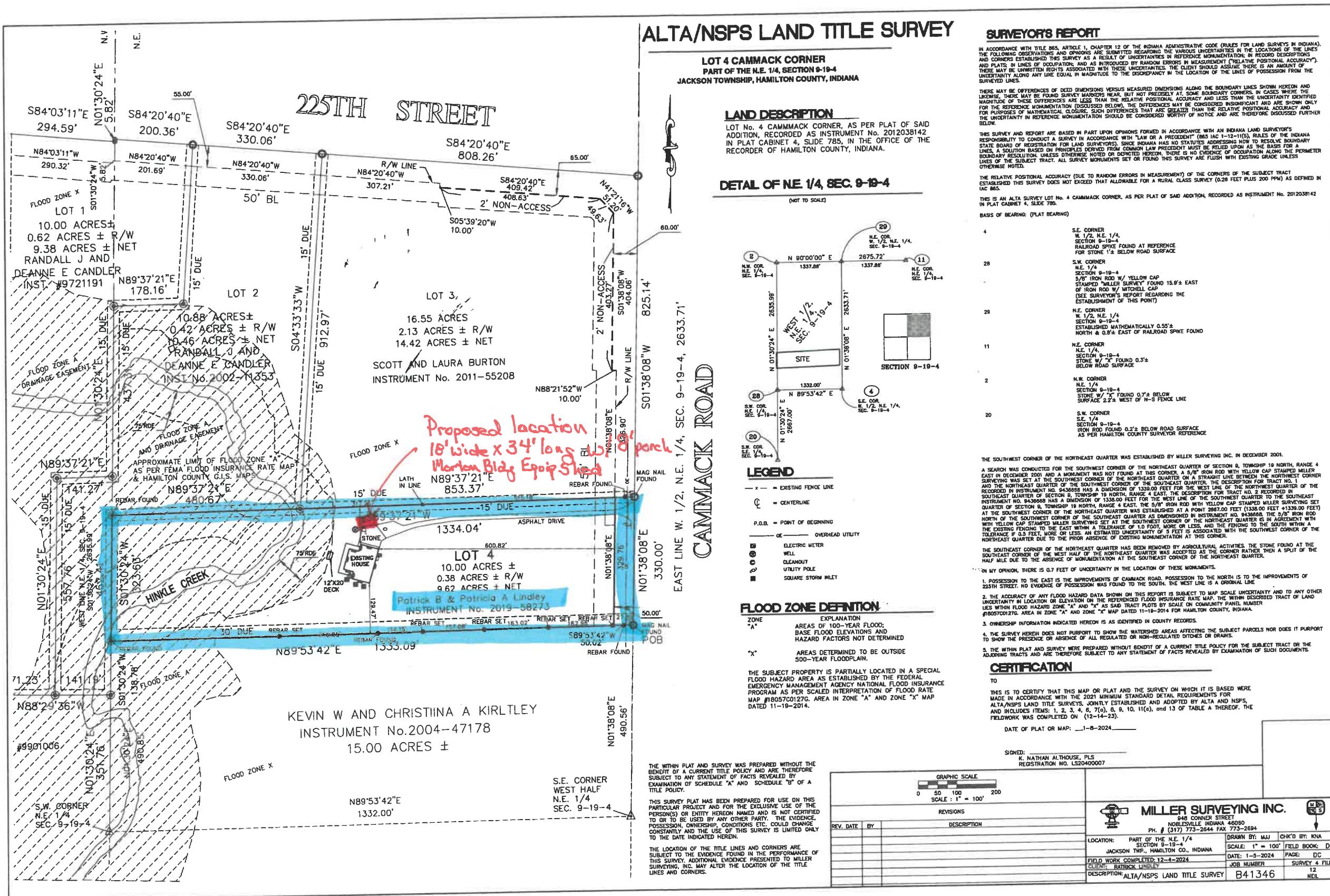
This short portion of the 1340' property line is well lined with established 30'-40' pine trees which Petitioner has Davey Tree on an annual program to ensure healthy life/growth. The depth of these 30'-40' pine trees between the Petitioners property line on the adjoining neighbors home is approximately 100' - see attached aerial.

Petitioner is requesting relief on the 35' setback to the 15' DUE in order to create adequate area to construct the 18' wide by 34' long Morton Bldg Equipment Shed and account for the sitework to balance the subject site for the building pad.

Petitioner's intent is to keep the building pad as close as possible to the existing gravel parking area shown in the attached drawings but balancing the site for the building pad will dictate the exact location hence the request for the variance from a 35' setback to a 15' setback.

Thank you for your consideration!

Patrick B. Lindley & Patricia A. Lindley
22200 Cammack Road, Noblesville, IN 46062

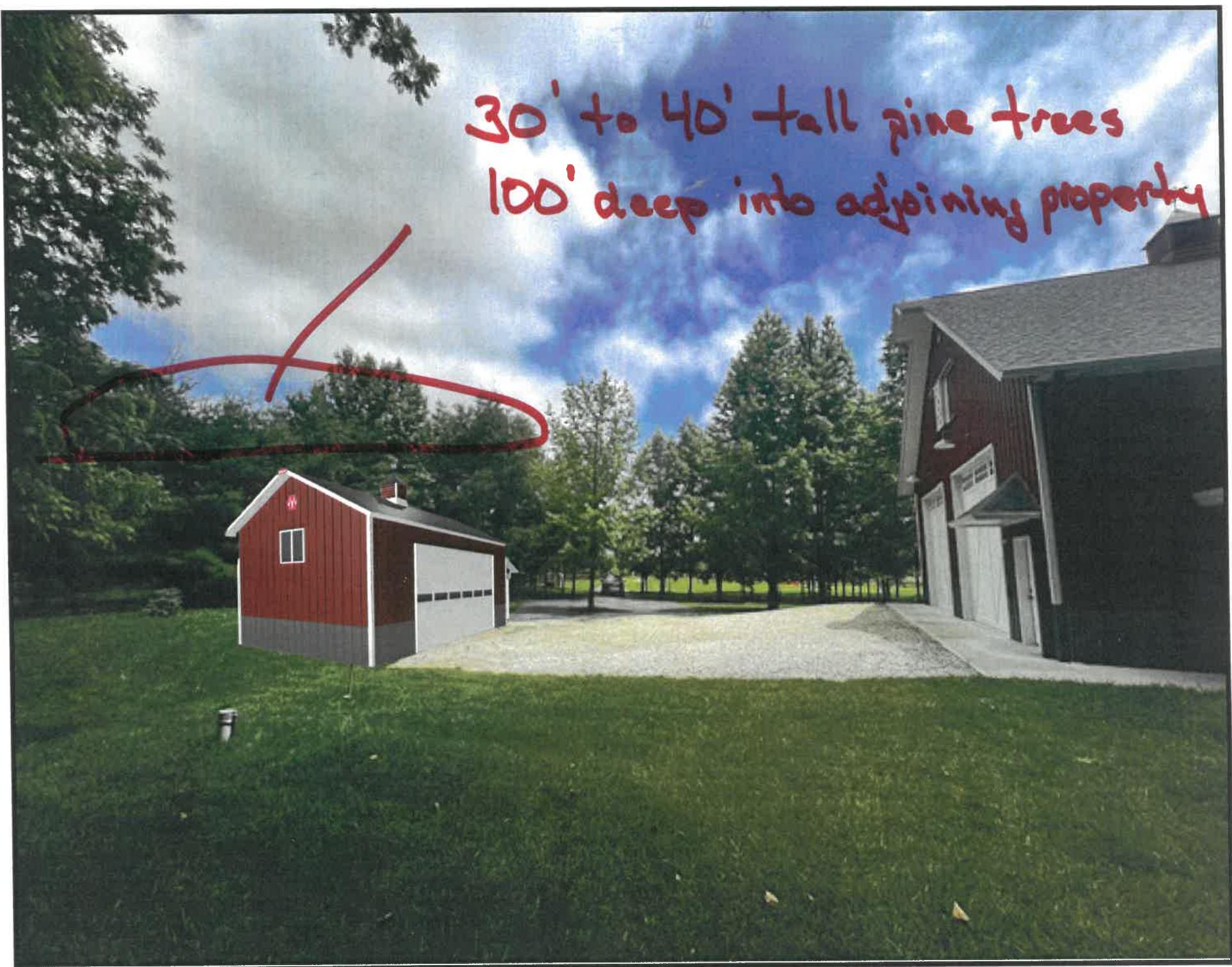


**22200 CAMMACK ROAD
NOBLESVILLE, IN 46062**



PATRICK B. LINDLEY

22200 CAMMACK ROAD
NOBLESVILLE, IN 46062



PATRICK B. LINDLEY

**22200 CAMMACK ROAD
NOBLESVILLE, IN 46062**



PATRICK B. LINDLEY

22200 CAMMACK ROAD
NOBLESVILLE, IN 46062



PATRICK B. LINDLEY



Docket: BZA-0725-22-AG

Petitioner: Patrick & Patricia Lindley

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0725-22-AG

Staff: Frank Zawadzki

Applicant: Patrick & Patricia Lindley

Property Size: 9.62 Acres

Current Zoning: AG

Location: 22200 Cammack Road, Noblesville, IN 46062

Background Summary: applied for a building permit that could not be approved due to setback requirements. Recommended the Variance process to proceed.

Preliminary Staff Recommendations: Staff would not oppose approval.

Zoning Ordinance Considerations: 35' setback required in the AG.

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

Current Property Information:

Currently used as single family home residential.

Land Use: Cash grain/general farm

Site Features: 9.62 acres, Hinkle creek in the rear, large flood plain in the back half of the property, heavily/partially wooded.

Vehicle Access: yes



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Planning Considerations:

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

The building site is not in the flood plain. The petitioner requests the location due to the location of the drive and a clearing is available that is suitable for the barn. It's possible to locate in the rear or the south side, but a drive would need to be constructed, and some trees removed increasing cost.

Findings of Facts/Decision Criteria: A practical difficulty argument can be made here due to the heavily wooded aspect of the property where the barn is proposed. If they put it in front where it's clearer, they will need another Variance. The location proposed really is the best spot and will still have 15' setbacks.



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:

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Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: _____

Signature: _____ Date: _____
Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-0725-23-DC
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 06/17/2025
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
<input type="checkbox"/> Adjoinder List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 07/17/2025
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications for Variances		<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Stanley R & Brenda G Widows, for Gymies Fitness Center		
Property Address: 47 W Jackson St		
City: Cicero	State: IN	ZIP Code: 46034
Telephone:		E-mail:
		Fax:
Project 47 W Jackson St Address:	State: IN	ZIP Code: 46034
City: Cicero	Subdivision: JD Cottingham	
Parcel: 05-06-01-02-05-011.000	Telephone:	
General Contractor: Self	Fax: N/A	
Address: 47 W Jackson St	Cell Phone:	
City: Cicero	State: IN	ZIP Code: 46034
Email:		

Variance Request: Installation of new LED sign in place of existing changeable letter marquee sign

The new LED sign is the exact sign Town of Cicero has at both Red Bridge Park and Cicero Park

Commitments/ Conditions Offered:

The current marquee sign is needing replaced for aesthetic purposes. The new LED sign would significantly improve the appearance of the building.

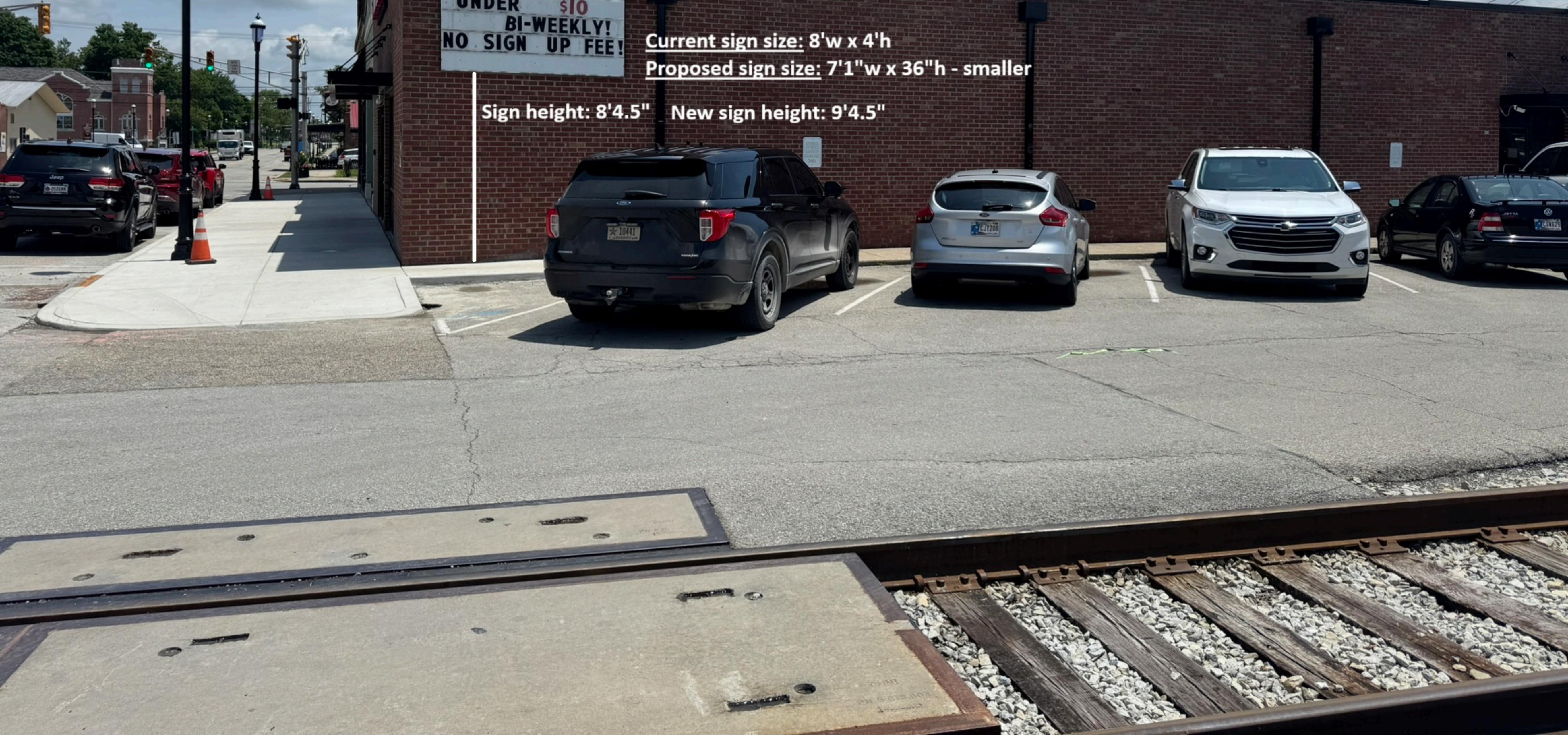
Code SectionAppealed:

GYMIES FITNESS CENTER 984-3399
**UNDER \$10
BI-WEEKLY!
NO SIGN UP FEE!**

Current sign size: 8'w x 4'h

Proposed sign size: 7'1" w x 36" h - smaller

Sign height: 8'4.5" New sign height: 9'4.5"



GYMIES FITNESS CENTER 984-3399
**UNDER \$10
BI-WEEKLY!
NO SIGN UP FEE!**







**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Docket: BZA-0725-23-DC

Petitioner: Gymies Fitness Center

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0725-23-DC

Staff: Frank Zawadzki

Applicant: Gymies Fitness Center

Property Size: 0.00 acres

Current Zoning: DC

Location: 47 W Jackson Street, Cicero, IN 46034

Background Summary: Petitioner applied for a sign permit which cannot be approved due to Ordinance prohibiting electronic signs. We discussed the standards and Bryon Widows agreed to petition the BZA.

Preliminary Staff Recommendations: Staff would not oppose approval if a condition regarding the time of switching messages was limited to 1 per minute, hoping to reduce distraction for traffic safety purposes.

Zoning Ordinance Considerations: electronic/animated signs are prohibited.

District Intent: : The “DC” (Downtown Commercial) District is intended to provide a land use category for normal commercial uses in small town downtowns.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Current Property Information:

Building has seen long term use as a 24 hour gym.

Land Use: Other retail structures

Site Features: 0.00

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:

Should this be approved by the BZA, it will need to go thru the Aesthetic review process before the Plan Commission.

Findings of Facts/Decision Criteria: I don't expect any of the adjoiners to be concerned about property values being affected. I don't think it conflicts with the Comp Plan in any way. I have questions regarding safety which I hope to address with the condition proposed. I would defer to the BZA about the practical difficulty aspect. I have questions about the practical difficulty being self imposed.



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:

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Findings of Facts:

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: _____

Signature: _____

Date: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-0725-24-NC
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 06/18/2025
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
<input type="checkbox"/> Adjoinder List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 07/17/2025
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications for Variances		<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Scott Lindenberg		
Property Address: 49 E Jackson St		
City: Cicero	State: IN	ZIP Code: 46034
Telephone:		E-mail:
Fax:		
Project 49 E Jackson St Address:	State: IN	ZIP Code: 46034
City: Cicero	Subdivision:	
Parcel:	Telephone:	
General Contractor: Hoosier Sign Guy	Fax:	
Address:	Cell Phone:	
City: Tipton	State: IN	ZIP Code: 46072
Email:		
Variance Request: Exterior Signage		

Commitments/ Conditions Offered:		

Code SectionAppealed:		



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY		
Variance Category		Docket #: BZA-0725-25-NC
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 06/19/2025
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$25.00
<input type="checkbox"/> Adjoinder List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 07/17/2025
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications for Variances		<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Scott Lindenberg		
Property Address: 49 E Jackson St		
City: Cicero	State: IN	ZIP Code: 46034
Telephone:		E-mail:
Fax:		
Project 49 E Jackson St Address:	State: IN	ZIP Code: 46034
City: Cicero	Subdivision:	
Parcel:	Telephone:	
General Contractor: Hoosier Sign Guy	Fax:	
Address:	Cell Phone:	
City: Tipton	State: IN	ZIP Code: 46072
Email:		
Variance Request: Exterior Signage		
Commitments/ Conditions Offered:		
Code SectionAppealed:		

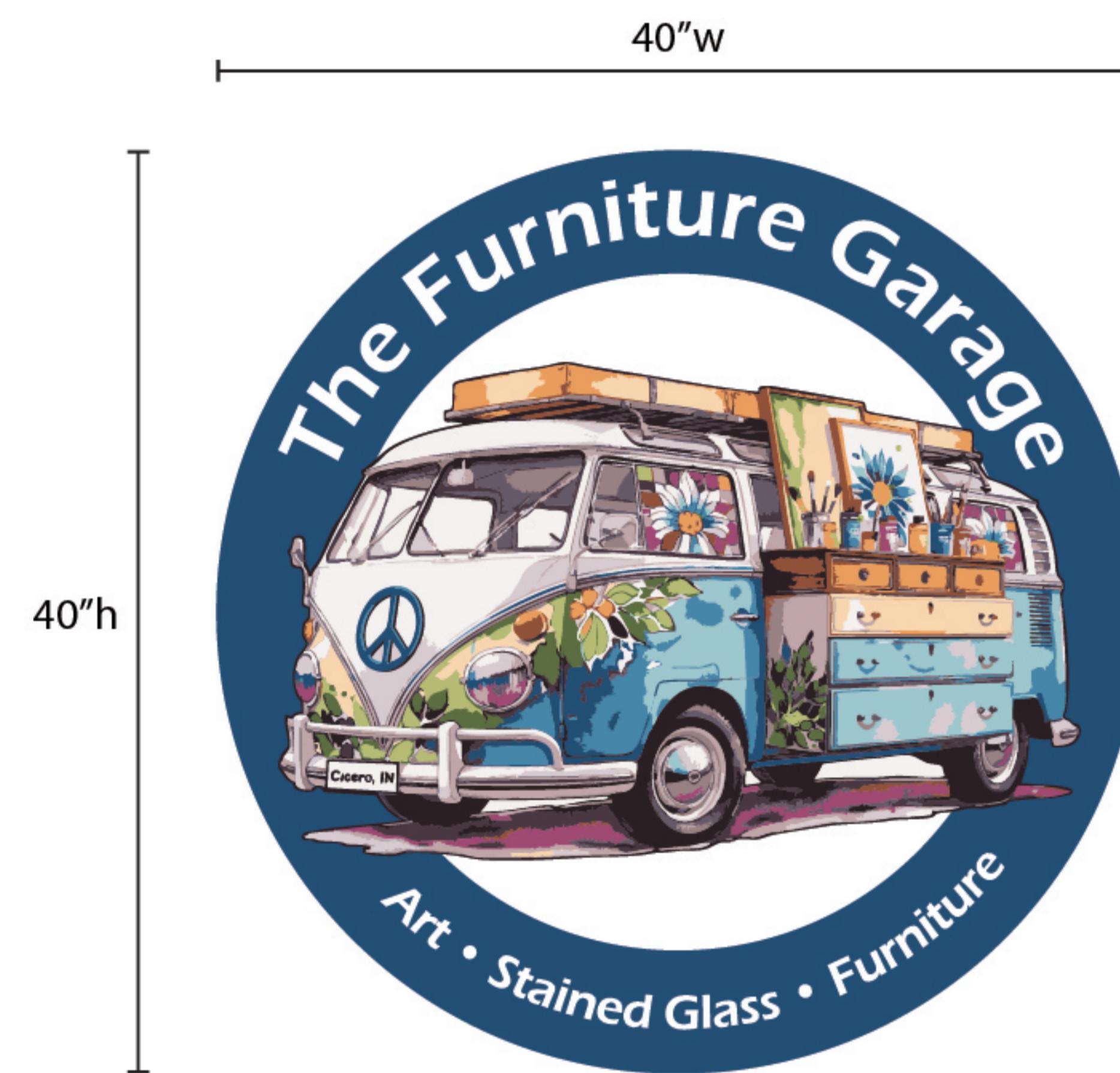
6MM BEBOND ROUTED SIGN

Qty.1: 40" w x 40" h / single-sided / 11.11SF

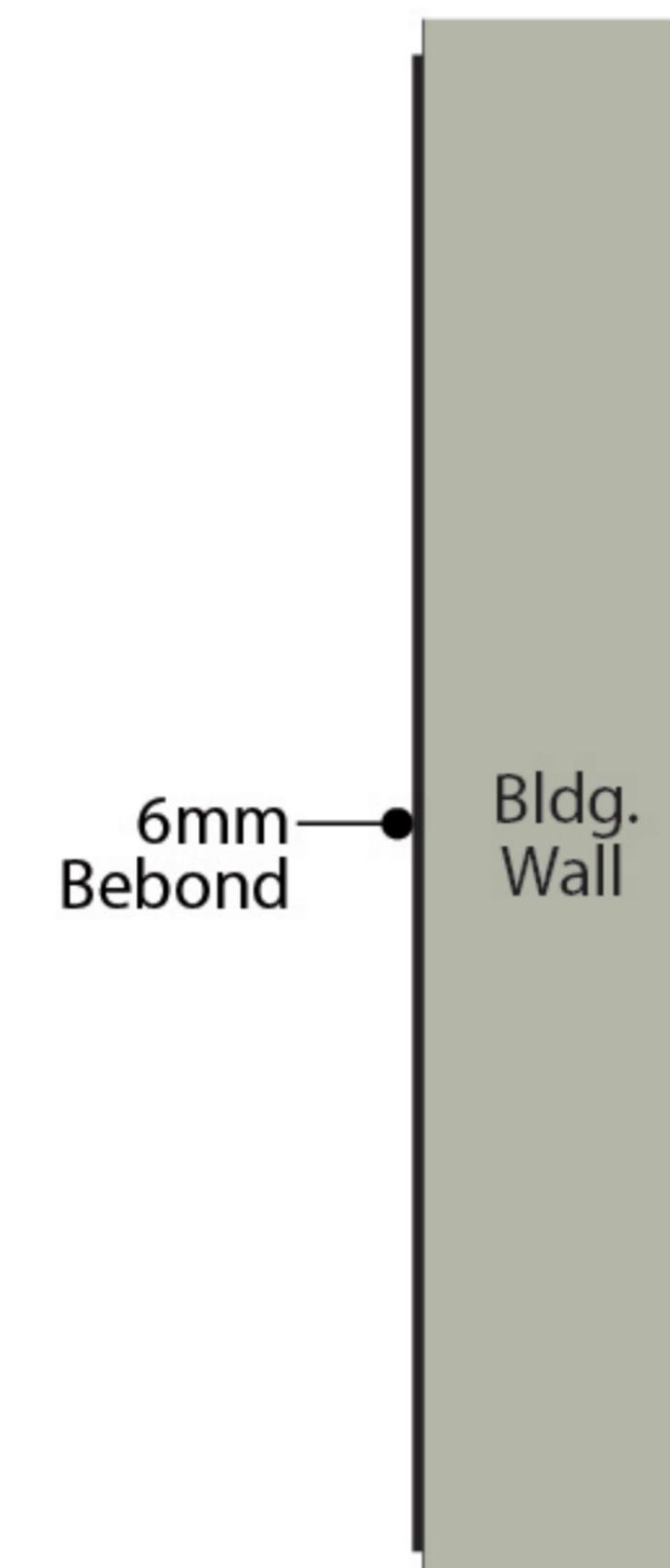
RENDERING



FRONT VIEW



END VIEW



SIGN DETAILS:

Single-sided 6mm Bebond panel routed to shape w/UV digitally printed opaque vinyl and matte laminate applied / Existing sign post to be removed by HSG & new sign to be flush mounted, vertically and horizontally centered on building wall.

SIGN SCOPE: Permit, Manufacture & Install

COLOR SPECS:

CMYK



317-984-5500
4484 S. State Road 19, Tipton IN 46072
hsgsigns.com

DATE 06/18/2025	CLIENT THE FURNITURE GARAGE	LOCATION CICERO, IN	ADD. NOTES
JOB # 250309-01	PROJECT MANAGER ANDREW W.	DESIGNER PHIL K.	

DESIGN APPROVAL

CLIENT SIGNATURE

DATE _____

Before signing this Artwork Approval Form, please be sure to review your proof carefully and confirm that every detail on your proof is correct including wording, dates, spelling, punctuation, capitalization, color choices, layout and graphics. We do our best to alert you to color choices we think will make wording difficult to read. Ultimately, it is the responsibility of the customer to choose their colors. Since all computer monitors and devices display color differently, we cannot guarantee print colors will match colors viewed on screen. For these reasons, we do not accept returns based on color nor do we accept returns for approved proof errors. If Pantone colors are specified, they will be matched according to Pantone specifications and be matched as close as possible. **All artwork is property of Hoosier Sign Guy and is protected by copyright laws. External distribution is prohibited.**

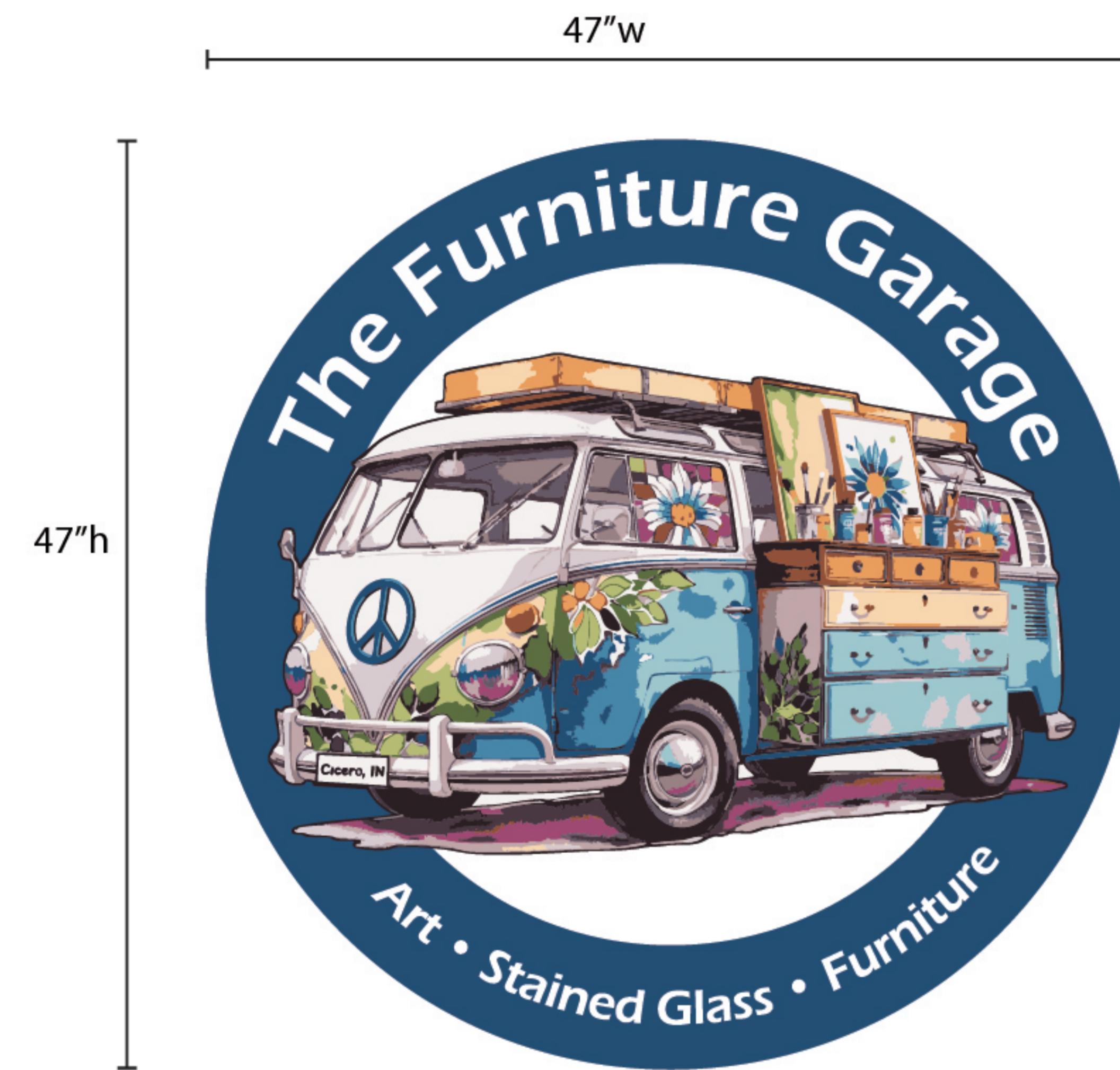
6MM BEBOND ROUTED SIGN

Qty.1: 47" w x 47" h / double-sided / 15.34SF

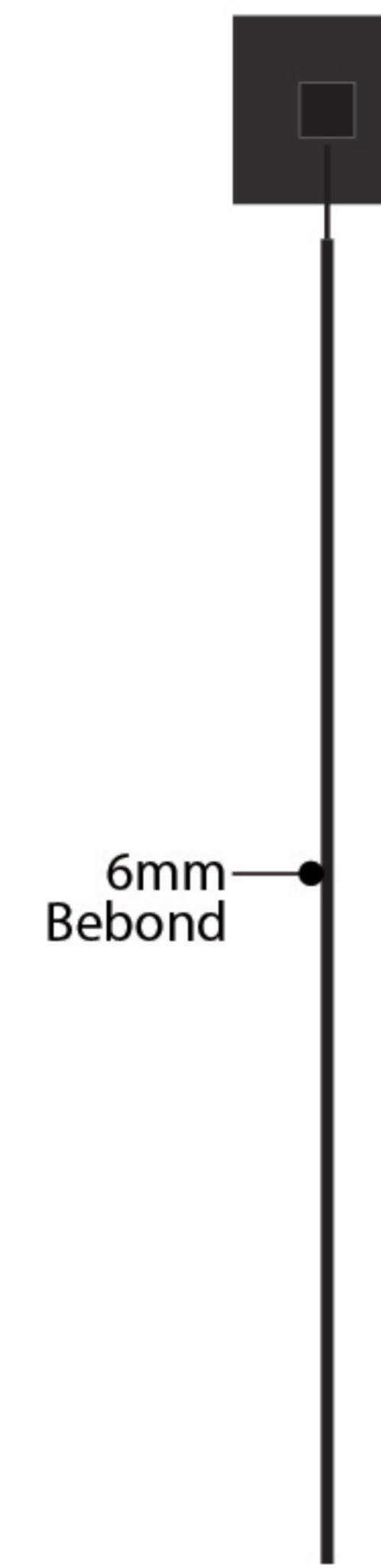
RENDERING



FRONT VIEW



END VIEW



SIGN DETAILS:

Double-sided 6mm Bebond panel routed to shape w/UV digitally printed opaque vinyl and matte laminate applied /
New sign to be mounted to existing sign post w/typical hardware.

SIGN SCOPE: Permit, Manufacture & Install

COLOR SPECS:

CMYK



317-984-5500
4484 S. State Road 19, Tipton IN 46072
hsgsigns.com

DATE 06/18/2025	CLIENT THE FURNITURE GARAGE	LOCATION CICERO, IN	ADD. NOTES
JOB # 250309-01	PROJECT MANAGER ANDREW W.	DESIGNER PHIL K.	

DESIGN APPROVAL

CLIENT SIGNATURE X _____

DATE _____

Before signing this Artwork Approval Form, please be sure to review your proof carefully and confirm that every detail on your proof is correct including wording, dates, spelling, punctuation, capitalization, color choices, layout and graphics. We do our best to alert you to color choices we think will make wording difficult to read. Ultimately, it is the responsibility of the customer to choose their colors. Since all computer monitors and devices display color differently, we cannot guarantee print colors will match colors viewed on screen. For these reasons, we do not accept returns based on color nor do we accept returns for approved proof errors. If Pantone colors are specified, they will be matched according to Pantone specifications and be matched as close as possible. **All artwork is property of Hoosier Sign Guy and is protected by copyright laws. External distribution is prohibited.**



Docket: BZA-0725-24,25-NC

Petitioner: The Furniture Garage

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0725-24,25-NC

Staff: Frank Zawadzki

Applicant: The Furniture Garage

Property Size: 0.00 acres

Current Zoning: NC

Location: 49 E Jackson Street, Cicero, IN 46034

Background Summary: There was a Use Variance granted in 2023 for the same use. According to Ordinance, this use may continue until the property is sold. This Variance is sought for the size and type of signage.

Preliminary Staff Recommendations: Staff would not oppose approval.

Zoning Ordinance Considerations: If approved, must go through the Aesthetic review by the Plan Commission.

District Intent: The NC" (Neighborhood Commercial) District is intended to provide a land use category for small scale commercial uses that provide products and services to neighborhoods.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Current Property Information:

Former Firehouse and site of numerous other businesses. Jackson St frontage with alley access to the west.

Land Use: Commercial Other structure

Site Features: 0.00

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:

Variance granted 6/20/23 for furniture restoration with retail sales. Same owners remain, same use continues.

Definitions state that a projecting sign is defined by being mounted to the wall. There is an existing mount that they intend to use which is mounted to the wall. I worked with the petitioner to try and find a way to make their sign work within standards, was unable to do so. I am currently working on modifying standards to make this a little more friendly.

Findings of Facts/Decision Criteria: I see no conflict with any of the criteria.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options: _____

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: _____

Signature: _____

Date: _____

Print: _____



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.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

RECEIVED BY THE TOWNSHIP PLAN COMMISSION, CICERO, IN 46034
ON THE DATE OF [REDACTED] 200[REDACTED] FROM [REDACTED] FOR [REDACTED]
REVIEW AND APPROVAL AS A ZONING VARIANCE. THIS PETITION IS FOR THE
APPROVAL OF A [REDACTED] VARIANCE FOR THE [REDACTED] PROPERTY LOCATED AT [REDACTED]

RECEIVED BY THE TOWNSHIP PLAN COMMISSION, CICERO, IN 46034
ON THE DATE OF [REDACTED] 200[REDACTED] FROM [REDACTED] FOR [REDACTED]

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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.

RECEIVED BY THE TOWNSHIP PLAN COMMISSION, CICERO, IN 46034
ON THE DATE OF [REDACTED] 200[REDACTED] FROM [REDACTED] FOR [REDACTED]

Decision: _____

RECEIVED BY THE TOWNSHIP PLAN COMMISSION, CICERO, IN 46034

ON THE DATE OF [REDACTED] 200[REDACTED] FROM [REDACTED] FOR [REDACTED]

Any Conditions Attached: _____

RECEIVED BY THE TOWNSHIP PLAN COMMISSION, CICERO, IN 46034

Signature: _____

Date: _____

Print: _____

RECEIVED BY THE TOWNSHIP PLAN COMMISSION, CICERO, IN 46034

ON THE DATE OF [REDACTED] 200[REDACTED] FROM [REDACTED] FOR [REDACTED]



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Director's Report

June 2025

Permit Revenue: June 2025 = \$5,470 YTD: \$23,376

June 2024 = \$10,496 YTD: \$25,057

Difference: Month = -\$5,026 YTD: \$-1,681

- We have issued a total of 19 building permits for June 2025.
- 13 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 6 in Jackson Township (of which, 1 was for a new home).
- Estimated Cost of projects permitted \$1,105,955.

The Planning Commission next scheduled meeting is July 9th at Town Hall. The BZA will meet July 17th 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



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 project should not pose any problems.

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:

The height of this building is not consistent with other properties.

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 a 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:

A scaled down "half court" basketball layout would reduce overall building height.

This criterion has /has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: Deny

Any Conditions Attached: No business, no living quarters, minimum lighting, conditions must be recorded

Signature: Michael Bay

Date: 6-19-25



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 NEGATIVE IMPACT ON PROPERTY OR COMMUNITY

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. NOT UNUSUAL IN THE AREA
TO HAVE BUILDING HEIGHTS ABOVE ORDINANCE STATUET
LOW IMPACT TO NEIGHBORS WITH ALL THE TREES (TALL) THE
ADDITIONAL HEIGHT OF BUILDING WILL BE VIRTUALLY
INVISBLE TO NEIGHBORS, NO IMPACT TO ADJACENT RAILROAD
TRACKS

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:

WITHOUT APPROVAL, PETITIONER WOULD BE UNABLE TO FULL FILL
DESIRE FOR BASKETBALL COURT

This criterion has / has not been met.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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 3 to 1

Any Conditions Attached: NO BUSINESS, NO LIVING QUARTERS, PROPERTY
WILL BE RECORDED WITH THESE CONDITIONS. ALSO
MINIMAL NIGHTTIME

Signature:

Mark M. Zell
BZA BOARD MEMBER

Date: 6/19/2025



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 evidence of safety concerns

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:

Adjacent properties cannot view the barn. Due to trees and landscape the building will not be seen from the lake

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:

Septic and well locations prohibit building elsewhere. Ceiling height is necessary for desired basketball court inside

This criterion has / has not been met.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: Approve

Any Conditions Attached: No Business, No living Quarters,
No extra lighting goes with property not
petitioner

Signature: Ad Bk

Date: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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, ~~more~~ and general welfare of the community.

Findings of Facts:

Not injurious.

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 effect on values.

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:

Site's location and use of land no issues.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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:

- no business
- Minimal lighting
- ~~no residential living quarters~~
- And Researched w/Property.

Signature:

Date:

6/26/25



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 project should not pose any problems

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 project size is not consistent with the area.

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:

A scaled down "half court" layout would reduce the overall building size

This criterion has /has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: Deny

Any Conditions Attached: No business, no living quarters, minimal lighting, conditions must be recorded

Signature: Michael Brey

Date: 6-19-25

Docket # BZA-0525-16 R1 - Exceeds 65% of home square footage
Bender Homes - 36 Point Lane



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 NEGATIVE IMPACT ON PROPERTY OR COMMUNITY.

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. THE RI district for large homes AND LARGE LOTS, ACCOMMODATES THIS BUILDING WELL.

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 a 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:

BUILDING HAD TO BE THIS LARGE TO ACCOMMODATE BASKET BALL COURT SIZE REQUESTED.

This criterion has / has not been met.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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 3 to 1

Any Conditions Attached: Same as DZA-0525-15-R1

Signature: John Zell

Date: 6/19/2025



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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:

Concerns

No evidence provided of any safety

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:

cannot view the street

other properties including the lake

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:

requires tall ceiling

space for basketball court made

This criterion has / has not been met.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: Approve

Any Conditions Attached: No business operation. No
factory quarters, no excess lighting. If Ruling agrees with
the property next the land owner to be on record

Signature: SLB/K

Date: 6/19/25

Docket # BZA-0525-16-R1 - Exceeds 65% of home square footage
Bender Homes - 36 Point Lane



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:

Not injurious

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 effect on values.

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:

*Systic in way and better location
For use of land*

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

After reviewing the petition, the Board may approve the petition as proposed, approve the petition with conditions, continue the petition to a future meeting of the Board, or 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.

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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:

- No business
- Minimal lighting
- No living
- And recorded with property

Signature: SPB/Park

Date: 9/26/10



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 project is not expected to cause any problems.

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 building is not consistent with the surrounding area.

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:

The location is the most practical to reduce visibility of the building

This criterion has/ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: Deny

Any Conditions Attached: No business, no living quarters, minimal lighting, conditions must be recorded.

Signature: Michael Buz

Date: 6-19-25



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:

concerns health *No evidence submitted*

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:

other properties including the lake
cannot see proposed structure

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:

Septic and well position prevent
location change. *Proposed size due to basketball court*
needed/desired

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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:

Approve

Any Conditions Attached:

No business operation. No living quarters. No excess lighting. Ruling goes with the property not owner to be purchased

Signature:

A handwritten signature in black ink that appears to read "Le Ruth".

Date:

6/19/25



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

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 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. NO NEGATIVE IMPACT TO RAILROAD RIGHT OF WAY. MUST AVOID SEPTIC AREA.

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:

LOCATION OF PROPOSED BUILDING IS SOMEWHAT CRITICAL, THEREFORE, VARIANCE FOR SIDEYARD SET BACK WAS REQUIRED

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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 3/10/1

Any Conditions Attached: Same as BZA-0525-15-R1

Signature:

John Zell
BZA BOARD MEMBER

Date:

6/19/2025



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:

*Cannot be seen by any neighbors
at all*

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:

No effects on values

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:

*Septic in way and better location
for use of barn*

This criterion has not *been met.*



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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:

- No business
- Minimal lighting
- No parking required
- And recorded w/ property

Resolution:

Signature: A handwritten signature in black ink, appearing to read "Michael J. Jackson".

Date: 6/26/20

Docket # **BZA-0525-21-AG**

Jason Bezy - 22400 Cammack Rd.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 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. WIDE OPEN FARMING AREA.

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:

THERE PERHAPS COULD BE AN ARGUMENT FOR WHERE PETITIONER LOCATED THE BARN GIVEN AN AG DISTRICT AND NO LIMIT ON NUMBER OF ACCESSORY STRUCTURES PERMITTED.
HOWEVER, THERE ARE NO ISSUES WITH PROPOSED LOCATION,

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance, 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 4-0

Any Conditions Attached: NO BUSINESS, NO LIVING QUARTERS
MINIMAL LIGHTING OUTSIDE, RECORD CONDITIONS
WITH PROPERTY, NOT OWNER NAME

Signature: 

Date: 6-19-2025

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- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

was planned

No evidence of being injurious or unsafe

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:

Neighbors are in agreement.

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 structure will be behind the front door plane of the home

Corner lots have 2 front yards

This criterion has / has not been met.



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PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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:

Approve

Any Conditions Attached:

No business operation. No living
quarters. No excess lighting. Being goes
with property not property owner to be on record

Signature:

A handwritten signature in black ink, appearing to read "John P. Reh".

Date:

6/19/25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 project will not pose any problems.

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:

Adjacent properties will not be impacted.

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 a 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:

Since this is a corner lot, the proposed location is the most practical choice.

This criterion has not been met.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: No business, no living quarters, minimum lighting, conditions goes with the property & must be recorded

Signature:

A handwritten signature in cursive ink that appears to read "Michael Bay".

Date: 6-19-25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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:

not injurious

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 effect on neighbors
or property values.*

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:

*difficulty of facing roads on
two sides.*

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance 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: None

Signature: W.P. Park

Date: 10/11/05