



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda January 22nd, 2026 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 December 18th, 2025

3. Old Business:

4. New Business:

Docket: BZA-0126-01-R5

Petitioner: James M. Watts

Property Address: 259 Iron Bridge Road, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 259 Iron Bridge Road, Cicero, IN 46034 to: Allow front yard setbacks for an accessory structure to be five (5) feet. Whereas Article 3.12 states that front yard setbacks shall be ten (10) feet when adjacent to a local road.

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: February 19th, 2026

10. Adjournment:

Location of next meeting:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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 01/01/2022 – 12/31/2026

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

Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2026

DRAFT



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Meeting Minutes

December 18th, 2025

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Harrison Massone
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

Absent:

Mark Thomas

1. **Declaration of Quorum**-Chairman Bockoski declared a quorum with 4/5 members present.
2. **Approval of Minutes**- Mr. Zell indicated a name correction of Ryan Whitely should be Ryan Horine. Mr. Zawadzki stated there were two Ryan's. The one for the tower was Mr. Whitely. No changes to minutes.

Mr. Zell made motion to approve minutes as submitted for the November 20th, 2025, meeting. Mr. Berry second. All present in favor.

Chairman Bockoski informed everyone in attendance that the Board is a quasi-judicial form of the local government. The Board will be discussing items listed on the docket and issues and stipulations for each item on the docket. All comments and questions should be directed to the Board and its members and not members of the audience. All individuals should sign in if they are planning to speak, sign in is at the door. Each person should state their name and address for the record upon visiting the podium. Each person is limited to three minutes speaking at the podium. Each item typically has a portion set aside for public hearing. If a person wishes to speak and agrees with someone previously, it is not necessary to repeat in their entirety, simply agree with the other person's statement and move on to save time. All motions are made in the affirmative but that doesn't mean that is the way we will vote.

3. **Old Business:**

Chairman Bockoski stated he will read both dockets in to record at the same time, we will discuss together and vote separately on them.

They are old business and will need to be untabled.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Zell made motion to untangle business related to BZA-1125-57 and 58-DC. Mr. Berry second. All present in favor.

Docket No: BZA-1125-57-DC

Petitioner: Garland Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow four (4) window signs on the front façade of a building. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable number of window signs shall be two (2).

Docket No: BZA-1125-58-DC

Petitioner: Garland Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow the area of window signs on the front façade of a building to be twenty-four (24) square feet. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable area of window signs shall be twenty (20) square feet.

Petitioner did not announce name and address.

Adding signage due to the door being in the alcove would have our hours. Sign in front would illuminate with LED. Chairman Bockoski asked if any questions from the Board. Mr. Zell complimented the signs. Mr. Culp stated the did receive Aesthetic Review approval from the Plan Commission.

Mr. Zell made motion to open to the public the two dockets for this petitioner. Mr. Massonne second. All present in favor.

No public comments.

Mr. Zell made motion to close meeting to the public on these two dockets. Mr. Massonne second. All present in favor.

Comments were complementary from members of the Board.

Mr. Massonne made a motion to approve BZA-1125-57-DC as presented. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Zell-approve 4-0

Mr. Massonne made a motion to approve BZA-1125-58-DC as presented. Mr. Berry second.

Mr. Zell-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 4-0



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

4. New Business:

Docket No: BZA-1225-59-R5

Petitioner: Drew Hunter

Property Address: 49 N Peru Street, Cicero, IN 46034

A Land Use Variance Request application has been submitted concerning Article 3.10 of the Cicero/Jackson Township Zoning Ordinance in order to: allow a plumbing business with additional rental space in the "R5" residential district. Whereas a plumbing business with additional rental space is not a Permitted Use or Special Exception Use in the "R5" residential district.

Drew Hunter reside at Pearl St. Cicero, IN 46034 have purchased 49 N. Peru Street. Packets include layout and what would be built. Street view picture of what the house looks like now, currently own from Cass street to the north. Plan would be to tear down house and detached garage and build a 5500 square foot pole barn. Would have a nice front façade and cedar front porch, with look that the town has been going for. Have been looking for approximately five years, feel this is a good fit. Small company with three full-time employees and two trucks, idea is not to be open to the public but for everyday office stuff and storing of trucks. We start 7-7:15 and back 4:00. Not to say are not times that extend but not normally. Not open to public so not looking at but a couple clients randomly. Papers include proposal of opportunity for other small business, in the same boat, hard time to find space for their businesses. Potential for them to rent depending upon layout, for equipment or supplies. Would ask that variance approval is with the land, so if I were to sell property in future it would add value of being approved for similar use. Some details of the proposal, very similar to the Prater's buildings. Offices with laundry in the back. Potential office spaces on second floor. Monitor used to show details of the lot layout. Mr. Hunter shared that he is a resident, grad of Hamilton Heights, and works with the co-op program, proud to say have helped others. Continue to invest in the community. Do not see selling in the foreseeable future continue to grow our company.

Mr. Zell asked if approved would it go before the Plan Commission. Mr. Zawadzki stated yes for Aesthetic Review. Mr. Hunter stated updated copy has dumpster outlined. Mr. Zell questioned when project would take place if approved. Mr. Hunter stated year or two to be completed, house is not savable. Have discussed utilizing the garage for a period of time, keeping in mind safety, looking at options during the process.

Mr. Berry questioned the size proposed, says 50x100 or 120. How tall will the building be? Mr. Hunter stated 20 or 30 feet, we tried to stay within the allowed. Mr. Berry stated you said plumbing for laundry, any type of living quarters in the building. Mr. Hunter stated no, a couple of bathrooms, one for the office side and one for the guys. Mr. Berry questioned no retail, no regular customers. Mr. Hunter correct, place for guys to pick up stuff, truck and go on with the day. Mr. Berry questioned that you potentially want to rent out space. In drawings you have four garage doors. Mr. Hunter stated we would likely use two, there is potential of a fifth door that backs up to offices. If we rented space it would be a full bay. Would have security measures with door codes. Mr. Berry questioned the business model of renting; they would be under the same premise of no retail. Mr. Hunter stated correct, goal would be rent to construction business that maybe do bathroom models, additions on homes, space that would be used for storage of materials. Mr. Zell questioned goal would be that the trucks are parked inside. Mr. Hunter stated yes.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Hunter stated we did talk, we don't have a sign on it, would consider later. Here for more for permission of business and worry about other things later. Chairman Bockoski reminded the Board that they are here for Land Use and not the aesthetics of the building. Chairman Bockoski asked if Mr. Zawadzki could pull up land use maps, do not feel this is for mixed use like other areas along 19. Mr. Zawadzki stated it is R-5 up to the old Case place that has been rezoned. As far as the Comp Plan we show this as mixed use, residential and small business. Chairman Bockoski stated so it does match the future plan. Mr. Zawadzki stated yes it does.

Mr. Zell made a motion to open the public hearing for this docket. Mr. Berry second. All present in favor.

Jim Hunter 930 Washington Avenue, want to say regardless of affiliation with Drew and relationship with town as employee, feel the Town does need to look for directions to expand the business district in various ways. Not easy way to expand to the south unless homes are torn down. Natural progression to expand to the north. Added that interesting that there are not people here to speak against.

Chairman Bockoski asked for other public comments and asked if any items to read into minutes. Mr. Zawadzki stated no.

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

Mr. Zell stated he felt it was a nice addition to the business community and building would look nice. Mr. Massonne questioned the Comp Plan and thought it showed medium density housing on the east side of Peru Street. Iris Rubber was DC mixed use. Part of plan was read out for group to make sure, which all checked out. But concern for aesthetics of the building in the DC area and downtown characteristics. For this petition not a concern but expressing opinion on aesthetics. Chairman Bockoski reminded that we are here for the Land Use not aesthetics, don't like to use the term pole barn as it doesn't fit this and might offend some people. Looks like a building to me. Mr. Hunter stated he would reference the Prater & Son's Concrete Building. Chairman Bockoski stated the map he is looking now is not the one he had. Mr. Zawadzki stated Mr. Massonne is correct, that area is residential, east side of Peru. Chairman Bockoski stated to him, the corridor is more commercial than residential, from a planning standpoint. Chairman Bockoski stated he did feel in this instance and this case, and we do look at each one individually, this does fit for the area. Mr. Massonne questioned if would meet the commercial standards with the rezone. Mr. Culp stated have to meet the residential district standards. Mr. Culp questioned if wanting to approve without retail, petitioners' indication and then you do not have to deal with parking restrictions etc. Discussion on options if that is a concern. Also discussed variance going with the property request. Mr. Hunter added that they had discussions on a plumbing showroom but have put that away, only ones at the property would be the random person for a project and employees. Mr. Culp added normally when doing a Land Use the person is not building a new building we attach it, they are repurposing existing. This case they are investing in a new building. In theory a future owner would not have to get a variance to operate a business. Might be prudent to tie to the business. Mr. Zawadzki questioned Mr. Culp if that property get rezoned to a commercial district would that new zoning supersede any previous land use variances on the parcel. Mr. Culp answered if the new zoning allowed things without needing variance. Example if new zoning allowed the use then the variance is no longer needed.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Chairman Bockoski questioned Mr. Zawadzki, for the petitioner's sake, what is difference in applying for Land Use and Rezoning. Is that a monetary thing or not something the BZA needs to consider at this time? Mr. Zawadzki explained some advantages to the petitioner is that the BZA Land Use Variance approval is a one body process. BZA can approve and it's done. For Rezone it is a Plan Commission process that then goes to the Town Council. So, it is a two-body process which is a little more expensive and little more cumbersome. Mr. Culp added when you re-zone, let's use C-3, anything that is C-3 can be put in there moving forward. From our side we can tailor the variance to what we want to see there. From their side, they come for a variance because I feel I meet the five criteria that entitle me to a variance and the BZA has to approve if I prove I meet the criteria. But a rezone is policy decision, so the Council is free to say yes or no depending upon whatever factors are appropriate. Chairman Bockoski thanked Mr. Culp and Mr. Zawadzki for the explanation. Chairman Bockoski asked if discussion on any stipulations from the Board. Discussion ensued for no retail operations and goes with the property.

Mr. Zell made a motion to approve docket number BZA-1225-59-R5 for Land Use Variance with the following conditions: the variance goes with the property and business shall not have any retail business.

Mr. Berry second.

Mr. Massonne-approve, Mr. Berry-approve, Mr. Zell-approve, Mr. Bockoski-approve. 4-0

5. **Plan Director's Report:** Mr. Zawadzki recapped the report with the following information. Permit revenue for November 2025 was \$1699 with YTD at \$60560. This compares to November 2024 of \$5491 and YTD of 458861, a decrease for month of \$3792 and YTD +\$1699. Issued six permits, 2 in town limits with zero new homes, four in township with one new home. Estimated cost of projects was \$572,000.

There are a couple of copies of zoning ordinance and next month will be three more. Purpose is to go through and make your marks if feel needs work or possible modifications. Mr. Thomas has put this together to assist.

6. **Chairperson's Report:** No report.

7. **Legal Counsel's Report:** Mr. Culp stated there has been an ongoing effort to scam people, by people targeting that are seeing variances. This is going on around the country. They use the legal notice and send realistic invoices, asking people to wire money. The Town has been made aware and are posting the information. We will never ask you to wire money, we accept checks, we tell you the costs up front. If you see this notify Frank and the police department. They have sent invoices for \$2-3000. As you know our fees are \$320 or so. Trying to raise awareness of the issue.

8. **Board Member Comments:** Mr. Zell reminded the Board that terms are coming up for Mr. Zell and Mr. Massonne. Mr. Zell stated he is willing to serve if so chosen. Chairman Bockoski stated he enjoys serving with both parties. Mr. Berry expressed concern that if Mr. Zell is not present water discussions will end.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

9. Next Planned Board of Zoning Appeals Meeting:

January 22nd, 2026

10. Adjournment: Mr. Massonne made a motion to adjourn. Mr. Zell second. All present in favor.

Chairman: _____

Secretary: _____

Date: _____

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 01/01/2022 – 12/31/2025
Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027
Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2025



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

DEC 22 REC'D

VARIANCE APPLICATION

RECEIVED

OFFICE USE ONLY

Variance Category		Docket #: BZA-0126-01-R5
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 12/22/2026
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 01/22/2026
<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: James M. WATTS		
Property Address: 259 IRON BRIDGE ROAD		
City: CICERO	State: IN	ZIP Code: 46034
Telephone: [REDACTED]	E-mail: [REDACTED]	
Fax: N/A		
Project Address: SAME AS ABOVE		State: IN
		ZIP Code: 46034
City:	Subdivision:	
Parcel:	Telephone:	
General Contractor: SELF	Fax:	
Address:	Cell Phone:	
City:	State:	ZIP Code:
Email: [REDACTED]		

Variance Request:

See ATTACHED

Commitments/ Conditions Offered:

Code Section Appealed:

WATTS CARPORT PROJECT

12-22-25

MY NAME IS MIKE WATTS (JAMES MICHAEL WATTS). I RESIDE AT 259 IRONBRIDGE ROAD, CICERO, INDIANA 46034. I LIVED HERE FOR 22 YEARS. A GOD FEARING... TAX PAYING CITIZEN OF HAMILTON COUNTY SINCE 1978.

I AM A VIET-NAM WAR VETERAN AND ALSO SERVED IN GERMANY AND KOREA. I COME FROM A LONG LIST OF FAMILY MEMBERS THAT SERVED IN MILITARY FROM FATHER BROTHERS (3) BROTHER-IN-LAWS (2) NEPHEWS (2) WHO SERVED PROUDLY FOR THEIR COUNTRY.

I DECIDED IN AUGUST OF 2025 TO BUILD A CARPORT ON MY PROPERTY. APPLIED FOR A BUILDING PERMIT AND RECEIVED IT. DATED: OCTOBER 20, 2025 PERMIT

[REDACTED]

I LINED UP MY SUB-CONTRACTOR (BOB DETAMORE). I'M MY OWN GENERAL CONTRACTOR I ORDERED MY MATERIALS AND STARTED WORK ON MY CARPORT PROJECT.

IT WAS GOING TO TAKE ABOUT 2 ½ DAYS TO COMPLETE AND I WENT OUT OF COUNTRY (DOMINICAN REPUBLIC) AT THAT TIME. BY THE TIME I RECEIVED STOP WORK ORDER THE PROJECT WAS COMPLETE AND THE SIGNS WENT UP.

I MOVED THE CARPORT BACK 2 FEET TO ELIMINATE ANY QUESTION ON THE FRONT POST CLOSEST TO THE HOUSE AND THE ONLY POST IN QUESTION IS THE FRONT POST FURTHEST FROM THE HOUSE WHICH WAS ALSO MOVED BACK TO 2 FEET.

I AM ASKING FOR A VARIANCE ON THE POST FURTHEST FROM THE HOUSE.

THANK YOU FOR YOUR CONSIDERATION TO THIS MATTER.

MERRY CHRISTMAS AND HAVE FUN AND SAFE HOLIDAY SEASON.

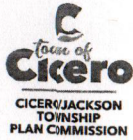
SINCERELY,



J.M. WATTS

ORIGINAL spec 08/25





Cicero/Jackson Township Plan Commission

331 E. Jackson St. Cicero, IN 46034
(317) 984-5845 / cicero.in.org

Permit Number: [REDACTED]

Issue Date: Oct 20, 2025

Building Permit

Address: 259 Iron Bridge Road Subdivision: None Type: Accessory Structure (Residential) Size: 0 Description: Detached Carport	Parcel I.D.#: 05-02-36-04-05-001.000 Township: No Lot Number: Conditions:
Applicant Name: J. Michael Watts Address: 259 Iron Bridge Road Cicero, IN	Contractor Name: Bob Detamore Address: 7862 Main St Coatesville, IN

Inspection Required	Date	Inspector
Footings		
Poured Walls / Under Slab		
Final Inspection		

This Permit must be posted in a prominent place within 7 days prior to the start of the project.

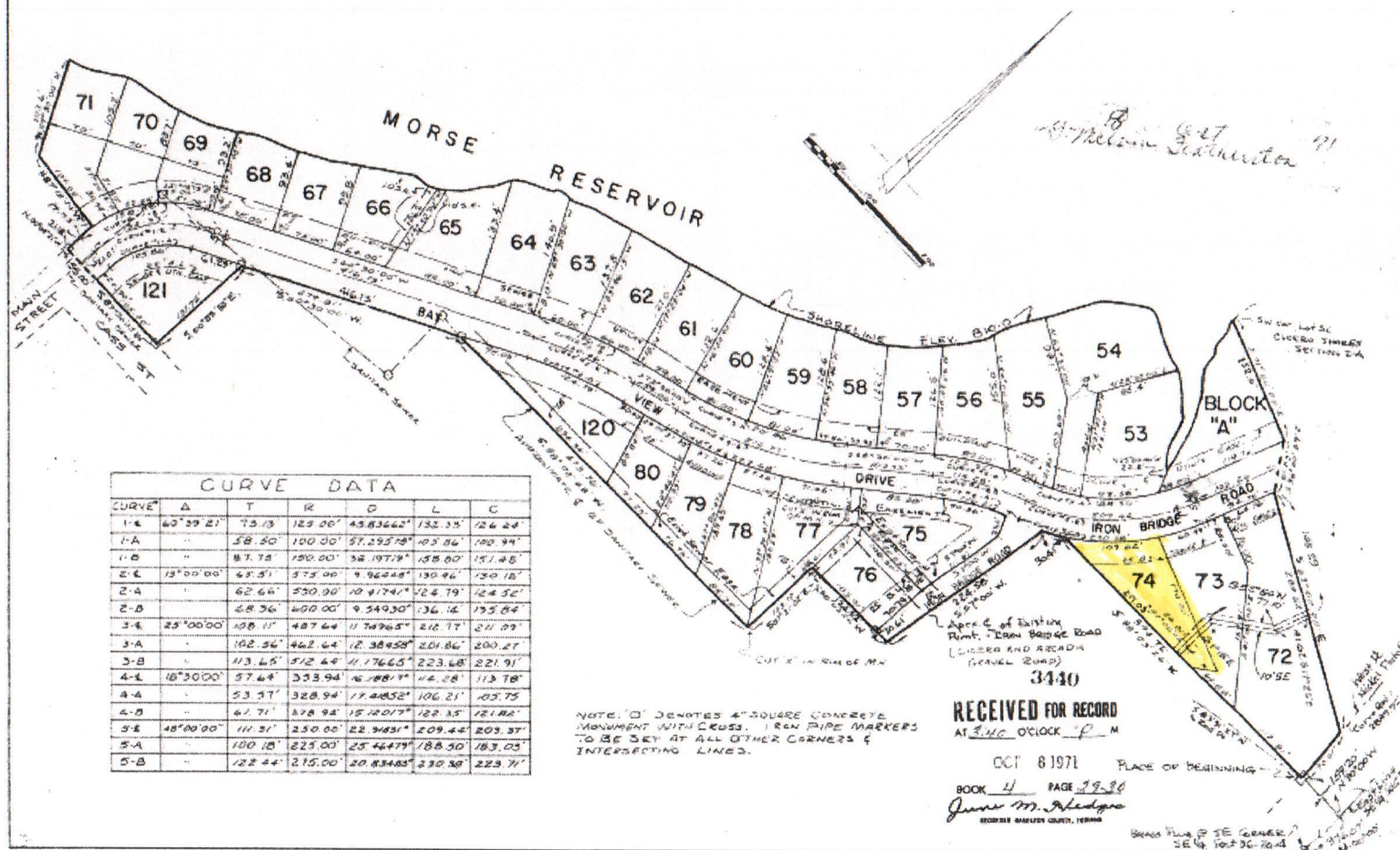
I, the undersigned, do hereby certify that the above improvement will not be used or occupied until the proper certificates of occupancy/compliance are filed with the office of Cicero/Jackson Township Plan Commission. I do also agree to notify the Cicero/Jackson Township Plan Commission in a timely manner prior to the required inspection. If reinspection is required due to contractor/owner error, I agree to pay all fines/penalties and agree to uncover and/or remove any materials requested by the inspector to allow for proper inspection. All fees for Reinspection are to be paid prior to scheduling. I further agree to any and all onsite inspections of the above improvement by the Cicero/Jackson Township plan Commission, or a representative thereof, without further notice.

Occupying or using a structure/improvement without a Certificate of Occupancy will result in a daily fine of \$1285.00

Owner/Contractor

C/JT Plan Commission Director

CICERO SHORES ADDITION SECTION TWO



Attachment A

SITUATED IN HAMILTON COUNTY, INDIANA

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 4 EAST, IN THE TOWN OF CICERO, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE ON AN ALONG THE SOUTH LINE OF THE SAID QUARTER, NORTH 88 DEGREES 53 MINUTES 51 SECONDS WEST (ASSUMED BEARING) 348.22 FEET TO A POINT, SAID POINT BEING 16.91 FEET NORTH OF THE CENTER LINE OF JACKSON STREET AND IN THE CENTERLINE OF BYRON STREET, SAID LINE WAS FORMERLY DEFINED BY AN "X" ON A WINDOW SILL; THENCE DUE NORTH WITH THE CENTERLINE OF BYRON STREET 495.09 FEET TO A POINT THAT WAS FORMERLY A CORNER STONE AND IS NOW AN IRON PIPE; THENCE CONTINUING DUE NORTH 72.00 FEET TO THE SOUTH LINE OF A TRACT THAT WAS FORMERLY OWNED BY MARY GRIFFIN AND OF WHICH THIS PARCEL IS A PART; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 131.25 FEET; THENCE NORTH 01 DEGREES 20 MINUTES EAST 219.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 13.90 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 67.40 FEET TO THE PLACE OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST 108.04 FEET; THENCE NORTH 13 DEGREES 06 MINUTES EAST 77.06 FEET; THENCE NORTH 52 DEGREES 51 MINUTES EAST 23.00 FEET TO THE SOUTHWEST CORNER OF LOT NUMBER 74 IN CICERO SHORES SECTION TWO AS RECORDED IN PLAT BOOK 4, PAGE 29, IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 24 MINUTES 28 SECONDS EAST 68.74 FEET ON AN ALONG THE SOUTH LINE OF SAID LOT NUMBER 74; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 107.46 FEET TO THE PLACE OF BEGINNING.

ADDRESS:
259 IRON BRIDGE ROAD
CICERO, INDIANA 46034



30 inches Deep



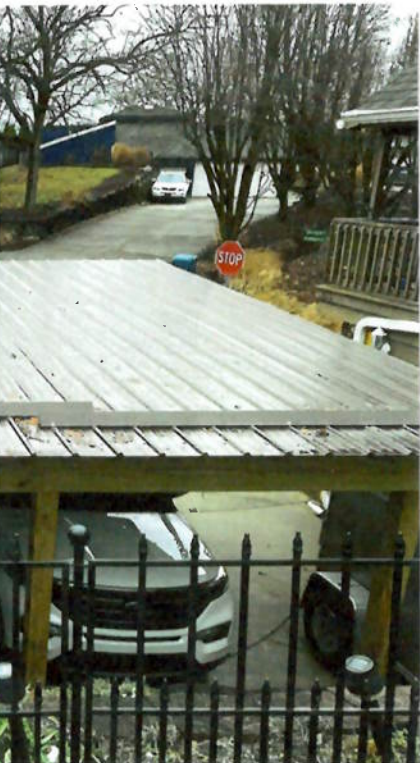
22 feet from ROAD

10 feet from ROAD



8x8 Post

30 inches Deep



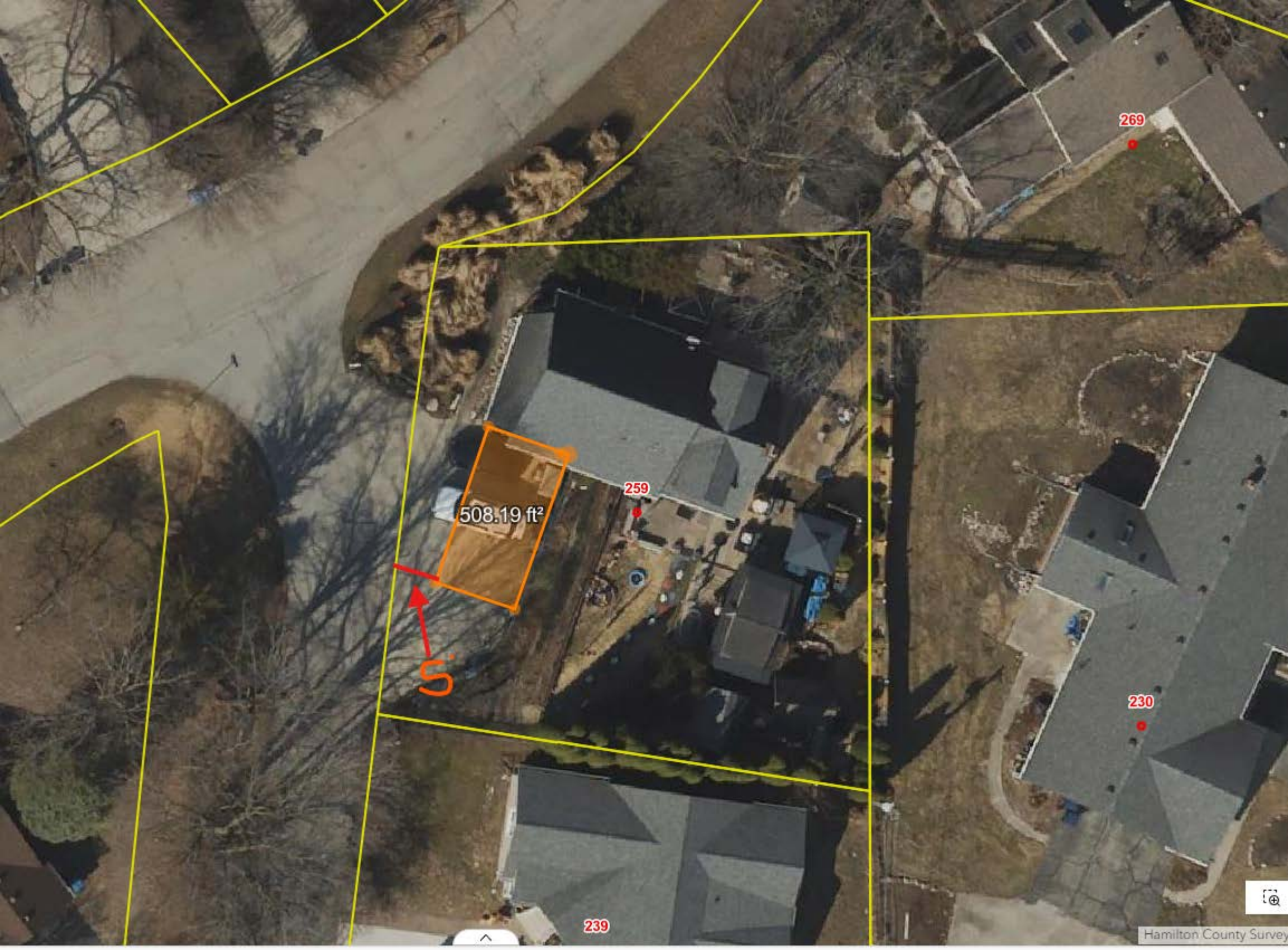
Set back ADDITIONAL 2 feet
10 feet from Road



Post closest To house is 22 feet
from ROAD



Finished Project



508.19 ft²

S

259

269

230

239



Little Smiles

Mary's Avon Oasis

Cass St

10 West Rd

N Peru St

Flannigan St

S Peru

235th St

Pearl St

Wash St

Google

Nov 20, 2025 10:41:55

SITE PLAN

259 Iron Bridge Rd

Cicero, IN 46034

Parcel ID: 29-02-36-405-001.000-011

Lot area: 0.21 Acres

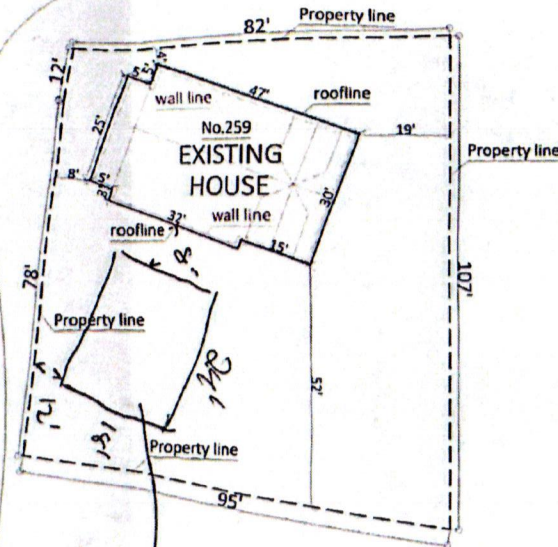
Paper Size: 11"x17"



scale 1"=20'

Iron Bridge Rd

Iron Bridge Rd



Disclaimer

This is not a legal survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This site plan shows only the proposed location of structures, setbacks or boundaries and should not be relied upon as being legally accurate. For the precise location of any features, adjacent or boundary.

New carport

Approval of Findings of Facts

Petitioner Garlands Atelier



**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:

The signs will 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:

The signs will enhance the building and surround 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:

Due to the locations and design of the buildings, these signs will help increase customer flow to this business.

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: None

Signature: Michael Berry
Print: Michael Berry

Date: 12-18-2025

Petitioner Garlands Atelier



**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 facts mentioned otherwise.

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 facts presented otherwise.

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:

Due to the frontage 2 of the signs are not very visible. However they are on the clear as an indicator.

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: N/A

Signature: [Signature]
Print: Harrison Massonne

Date: 12/18/25

of signs

Petitioner Garlands Atelier



**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

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:

Signs as proposed are professional looking and one could argue that the allowable window signage does not accurately account for a large window area. The allowable space would not appear properly on the

This criterion **has** / has not been met.

window space. As petitioner proposes would be a good fit.



**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: S. N. Zell
Print: Stephen N. Zell

Date: 12-18-23

Petitioner Garlands Atelier



**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:

Nothing injurious presented

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 effects presented

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 practical difficulty is the ability to read a small sign while driving

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: None

Signature: [Signature]
Print: Scott Bockost.

Date: 12/18/25

Petitioner Garland's Atelier



**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:

These signs will 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:

The signage is painted on clear windows and the majority of window area will remain clear.

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:

These signs will enhance customer flows into the business. Without these signs, business will be decreased.

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: None

Signature: Michael Berry
Print: Michael Berry

Date: 12-18-2025

Petitioner Garland's Atelier



**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 facts presented otherwise.

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 facts presented otherwise.

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:

Due to the sign locations some are not very visible. There are needed as sign entry indicators

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: N/A

Signature: [Signature]
Print: Harrison Masson

Date: 12/18/25

sq ft of signs

Petitioner Garland's Atelier



**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

This criterion ~~has~~/has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

see explanation on BZA-1125-57-DC

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: S. N. Zell
Print: Stephen N. Zell

Date: _____

Petitioner Garland's Atelier



**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:

Nothing injurious presented

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:

property values

Nothing presented to affect

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:

Practical difficulty is the location where the ability to see and read the signs while passing

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: None

Signature: [Signature]
Print: Scott Bockosz

Date: 12/18/25

Petitioner Drew Hunter - Elite Plumbing



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

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

Findings of Facts: No facts presented otherwise

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 facts presented otherwise.

This criterion has / has not been met.

- 3 The proposed need for a variance arises from some condition peculiar to the property involved.**

Findings of Facts: The seemingly downtown property is not commercial

This criterion has / has not been met.

- 4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.**

Findings of Facts: No facts presented otherwise.

This criterion has / has not been met.

- 5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.**

Finding of Facts: No facts presented otherwise.

This criterion has / has not been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use 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 or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: [Signature]
Print: Harrison Harrison

Date: 12/18/25

Petitioner Drew Hunter - Elite Plumbing



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

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

Findings of Facts: The structure will not pose any health, safety or general welfare problems to the 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: The building in the proposed location is beyond repair so a new structure will enhance property values.

This criterion has / has not been met.

- 3 The proposed need for a variance arises from some condition peculiar to the property involved.**

Findings of Facts: This will allow for a commercial venture in that location.

This criterion has / has not been met.

- 4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.**

Findings of Facts: This project will conform to the commercial growth of the downtown area.

This criterion has / has not been met.

- 5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.**

Finding of Facts: Without the variance, a commercial project is not possible

This criterion has / has not been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use 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 or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: Michael Berry
Print: Michael Berry

Date: 12-18-2025

Conditions: This variance goes with the property
There will be no retail sales on-site.

Petitioner Drew Hunter - Elite Plumbing



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Land use variance

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

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

Findings of Facts: *No negative impact*

This criterion ~~has~~ has not been met.

- 2 **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Findings of Facts: *No negative impact*

This criterion ~~has~~ has not been met.

- 3 **The proposed need for a variance arises from some condition peculiar to the property involved.**

Findings of Facts:

This criterion has / has not been met.

- 4 **The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.**

Findings of Facts: *No negative impact*

This criterion ~~has~~ has not been met.

- 5 **The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.**

Finding of Facts: *NO OTHER LOCATIONS FOR BUSINESS. WOULD BE A NICE ADDITION TO THAT PART OF TOWN*

This criterion ~~has~~ has not been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use 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 or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: *S. N. Zell*
Print: *Stephen N. Zell*

Date: *12-18-25*

✓ Approved

Petitioner Drew Hunter - Elite Plumbing



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

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

Findings of Facts: No evidence of anything injurious presented

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 property value affects noted

This criterion has / has not been met.

- 3 The proposed need for a variance arises from some condition peculiar to the property involved.

Findings of Facts: The particular location is the cause

This criterion has / has not been met.

- 4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.

Findings of Facts: This variance agrees with the Comp Plan

This criterion has / has not been met.

5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.

Finding of Facts: The hardship is the lack of ability to find another location in a timely manner

This criterion has / has not been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use 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 or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: [Signature]

Date: 12/18/25

Print: Scott Bolster

Conditions 1. No retail

2. Design goes with property