



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

May 21st, 2026

7:00pm

Roll call of Members:

Present:

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

1. Declaration of Quorum

2. Approval of Minutes

3. Old Business:

4. New Business:

Docket: BZA-0526-07-AG

Petitioner: Robert & Leslie Andrews

Property Address: 26791 Crooked Creek, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 26791 Crooked Creek Rd, Arcadia, IN 46030 to: allow an accessory structure in front of the primary structure. Whereas Article 7.5 Accessory Structure Standards (AS) of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be located to the side or rear of the primary structure.

Docket: BZA-0526-08-AG

Petitioner: Robert & Leslie Andrews

Property Address: 26791 Crooked Creek, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 26791 Crooked Creek, Arcadia, IN 46030 to: allow an accessory structure to be constructed with a height of twenty-four (24) feet in an AG district. Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance states the maximum allowed height of an accessory structure in an AG district is (22) twenty-two feet.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0526-09-AG

Petitioner: Jason & Lindsay Bunch

Property Address: 5355 E 225th Street, Noblesville, IN 46062

A Development Standards Variance application has been submitted regarding the property located at 5355 E 225th Street, Noblesville, IN 46062 to: allow an accessory structure in front of the primary structure. Whereas Article 7.5 Accessory Structure Standards (AS) of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be located to the side or rear of the primary structure.

Docket: BZA-0526-10-AG

Petitioner: Jason & Lindsay Bunch

Property Address: 5355 E 225th Street, Noblesville, IN 46062

A Development Standards Variance application has been submitted regarding the property located at 5355 E 225th Street, Noblesville, IN 46062 to: allow an accessory structure to be constructed with a height of twenty-eight (28) feet in an "AG" district. Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance states the maximum allowed height of an accessory structure in the "AG" district is (22) twenty-two feet.

Docket: BZA-0526-11-R3

Petitioner: Michael Northcutt

Property Address: 120 Morse Landing Drive, Cicero, IN 46034

A Development Standard Variance application has been submitted regarding the property located at 120 Morse Landing Drive, Cicero, IN 46034 to: allow a ten (10) foot encroachment into the existing drainage easement, Whereas Article 7.21 Fence and Walls (FN) of the Cicero/Jackson Township Zoning Ordinance states that fences and/or walls be permitted up to the property line or easements; fences shall not be allowed within any utility and/or drainage easement(s).

Docket: BZA-0526-12-AG

Petitioner: Samuel & Krisha Adams

Property Address: 6524 E 241st Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 6524 E 241st Street, Cicero, IN 46034 to allow fifteen (15) foot side yard setbacks for a primary structure. Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance states that side yard setbacks shall be forty-five (45) feet in the "AG" district.

5. **Plan Director's Report:** see packet

6. **Chairperson's Report:**

7. **Legal Counsel's Report:**

8. **Board Member Comments:**



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9. Next Planned Board of Zoning Appeals Meeting:

June 18th, 2026

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 01/01/2026 – 12/31/2029

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

Steve Zell – Council Appointment – Term 01/01/2026 – 12/31/2029



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Minutes

March 19, 2026

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski-Chairman
- ☐ Mike Berry
- ☐ Harrison Massonne
- ☐ Mark Thomas
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Dan Strong filling in for Frank Zawadzki
- ☐ Terri Strong - Recorder

Absent:

- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director

1. **Declaration of Quorum-** Chairman Bockoski declared a Quorum with all members present.

2. **Approval of Minutes**

Mr. Zell made motion to approve minutes from February 19, 2026, as presented. Mr. Thomas second. All present in favor.

3. **Old Business:**

One year follow up for the Woolly Yak Farm.

Chairman Bockoski asked if petitioner was present. Mr. Kevin Buchheit representing the Woolly Yak. Chairman Bockoski stated what we have read through, it looks like we have had some complaints around noise and fireworks. Mr. Buchheit stated only received the information that Mr. Zawadzki had shared with them. Mr. Strong added the first weekend some issues with parking, while this was not part of the motion it was part of the discussion with the Board. Potential of limiting parking to 50, there was an email to Mr. Zawadzki that they had exceeded that number, and Mr. Zawadzki did follow up with petitioner. Chairman Bockoski questioned if there have been any other issues with parking. Mr. Strong stated he was not aware of any other complaints on parking, and they have been open several times. Mr. Culp added in the packets is a concern for amplified music. Mr. Zawadzki verified there is no amplification equipment on site. Each letter was investigated and a one-off and not able to substantiate the complaints. Chairman Bockoski questioned if any knowledge of fireworks, rather late. Mr. Buchheit stated yes, Monday July 7, after the 4th weekend, questioned the Lammer's and they were closed that day to the public, there was a family event with retail fireworks that anyone could purchase at the store not commercial grade fireworks. Mr. Berry shared concerning noise, depending upon the wind and pressures, it can seem like amplified music, but it is not. The wind can carry the noise. Mr. Thomas



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verified that they are not requesting to have amplified music correct? Mr. Buchheit stated correct. Mr. Culp added that would require them to file an amendment as that is a condition. Mr. Massonne questioned how business is doing. Mr. Buchheit stated well, gaining following, meeting expectations of the site and thrilled that their son is able to be employed.

Chairman Bockoski questioned Mr. Strong on what the expected outcome from the discussion for the review of the Woolly Yak Farm is. Mr. Strong answered that typically we just have the petitioner come back to make sure there are no further issues, to discuss any issues, and determine how to fix. If you want to have them come back for additional reviews that can be determined. To review information and review the three letters received. If there are major violations there may be another course of action. Chairman Bockoski questioned board members if any comments. Mr. Massonne stated he didn't feel a second review, noting complaints would also need to be escalated to sheriff office. Based on information, continuing to be respectful of neighbors, don't see the need. Mr. Zell added he didn't feel there is any real situation. Do not see the need for them to come back. Mr. Berry questioned in terms of fireworks do we need to limit to July 4th, not other holidays. Mr. Culp stated we do need to be careful, they do live on private property. State law dictates when they can or can't and there is also a county ordinance. Mr. Berry stated with the animals (they don't like) probably will take care of itself. Mr. Thomas stated as long as they continue to take care of any complaints they receive, don't see any reason to come back. Regarding the fireworks as a business, they will get additional scrutiny. Mr. Strong added that with his conversations with Mr. Zawadzki they have been very responsive when he has spoken with them and shared the emails.

Mr. Culp stated the conditions will still apply, whether they are required to come back on not.

Chairman Bockoski questioned if needed a motion. Mr. Strong stated yes a rollcall vote. Mr. Culp suggested wording that find them in compliance and do not need to return in future.

Mr. Massonne made motion regarding Woolly Yak Farms one year review that they are in compliance and do not need to return for a two-year review. Mr. Zell seconded the motion. Mr. Massonne-approve, Mr. Zell-approve, Mr. Thomas-approve, Mr. Bockoski-approve, Mr. Berry-approve 5-0.

4. New Business:

Docket: BZA-0326-04-R3

Petitioner: Cicero Christian Church

Property Address: 1715 Stringtown Pike, Cicero, IN 46034

A Land Use Variance application has been submitted regarding the property located at 1715 Stringtown Pike, Cicero, IN to: allow a not-for-profit community garden, whereas Article 3.7 of the Cicero/Jackson Township Zoning Ordinance does not list a not-for-profit community garden as a permitted use or a special exception use in the "R3" district.



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Docket: BZA-0326-05-R3

Petitioner: Cicero Christian Church

Property Address: 1715 Stringtown Pike, Cicero, IN 46034

A Development Standards application has been submitted regarding the property located at 1715 Stringtown Pike, Cicero, IN to: allow an accessory structure in front of the primary structure. Whereas Article 7.5 Accessory Structure Standards (AS) of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be located to the side or rear of the primary structure.

Docket: BZA-0326-06-R3

Petitioner: Cicero Christian Church

Property Address: 1715 Stringtown Pike, Cicero, IN 46034

A Development Standards application has been submitted regarding the property located at 1715 Stringtown Pike, Cicero, IN seeking relief from Article 7.21 Fence and Wall Standards (FN) to allow a fence in the front yard to exceed three (3) feet. Whereas Article 7.21 Fence and Wall Standards (FN) states that a fence in the front yard shall not be greater than three (3) feet in height.

Chairman Bockoski stated the Dockets will be discussed together and voted on separately.

Andrew Gable 37 River Drive Cicero, on behalf of the church. Excited to partner with new non-profit with Sterling and Lydia Wetherford. In the past the church has had a community garden on the south lawn. Struggled to maintain it. Not a new location but approached by the Wetherford's for part of their mission. A partnership, we provide the location and oversee but they provide the vast majority of work. Location will be similar, but it will be not only a place for vegetables but a beautiful place to walk along, give praise. Commercial aspect isn't that it will be high price will be paying what you will. Will not be cash, but all by phone. Pesticide free produce. Church is happy to partner.

Chairman Bockoski stated the Board would like to be walked through what they have in the packet. Lydia Wetherford-1137 Spyglass in Fishers. Chairman Bockoski asked while going through to explain the need for the variances. Mrs. Wetherford explained the information on how they see this as more than just a vegetable garden, flowers, tables, lessons. The structure to enter in one specific area to be able to get information/instruction. Possible events in the future, website explained. Explanation of how separate from the church and who is managing the website and volunteers. Map showing a potential location for the existing shelter house was explained. Specific plans for how many beds, type of plants in each one. Agreement with church shared explaining the 100 x 100 feet area to be used. Sheet with fence descriptions and pictures shared. Mrs. Wetherford answered 4-5 feet are options, we are looking at 4 feet. Chairman Bockoski stated ordinance is three feet, you're here because of that, can you meet us at 4 feet. Mrs. Wetherford stated yes we can do 4 feet. Another change is clear pvc, we have steel roof panels being donated so that will be solid. A mix between a shelter and pavilion. The sides toward the garden would be open and two sides by the corner would be more closed. There will be a counter, area for bags etc., 13x7 feet walls. Mr. Thomas questioned whether the structure you are building is in addition to the one that is potentially going to be moved. Mr. Gable stated this would be the second structure on the parcel. There are water lines running from the retention pond. Want it to be accessible from the walking path and the parking lot. Do intend to have operating hours, the higher fence would help prevent someone walking over the fence. Keep animals and geese out of the area. Mr. Berry questioned hours. Mr. Gable stated dawn to dusk. Mr. Berry questioned if night lighting. Mr. Gable stated not for the garden



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area, there is lighting at the edge of the property but not pointed at the garden. No changes to the lighting of the property. Mr. Berry asked the height of the fence is to discourage people from walking over, is there a gate or light at the gate. Mrs. Wetherford stated the welcome structure will have a door that can lock. Will have regular gate fence for equipment that would be locked. The opening would be at the corner of the parking lot and walking path. Mr. Berry stated he can't read the scale. Mrs. Wetherford stated 100 feet. Mr. Berry asked how many feet from the walking path. Mr. Gable stated the answer is however close it can be to the easement; we want the ease of access from the path. Mr. Berry stated the old one was not close to the walking path. Have you considered moving the building to the area by the walking path and then have the fenced area? Mr. Gable answered yes, we want the picnic area by the area where the kids access. The existing building moving to the front would end up walking more to the other areas/prayer garden, parking, gazebo. Mrs. Wetherford another reason to the garden getting closer to the walking path is that the garden is not just for the Church people it is for everyone. Having easily seen from the path and road helps with everyone having access. Mr. Berry questioned if this is the only Born-Again garden in Indiana. Mrs. Wetherford stated yes, this is the first one. Mr. Berry asked if he had experience with this. Mrs. Wetherford stated this is the pilot. Mr. Zell stated on the app you indicated suggested prices, what are the proceeds going to go for. Mrs. Wetherford stated it would all stay within the non-profit, if we need a new pump, mulch. Ideally we want to focus on this garden for two years. Next year add events. Long term vision to grow the team and make this model sustainable and replicate it elsewhere. Mr. Gable clarified that the Church is not receiving funds. Mrs. Wetherford stated stays with the non-profit to sustain, cover events, and ultimately help with other gardens. Mr. Zell stated he was with the Church when the other garden and you have thought it out well. Mr. Berry questioned the website, have all the vegetables, pay by phone, but what if they don't have a cell phone? Mrs. Wetherford stated she has had that concern. Have discussed having a cash box, people can pay by computer, send a check, but can still take what they need anyway. Discussion around the website and how it would work. There would not be somewhere all the open hours. Mr. Berry questioned if there was any electricity at the building. Answer was no. No restrooms. Mr. Thomas questioned if there was refrigeration. Mrs. Wetherford stated U-Pick. Mr. Massonne asked if there would be foundation/concrete. Mrs. Wetherford stated no, would have gravel under the structure. Mr. Massonne questioned if pallet wood. Mrs. Wetherford stated they are looking at scrap wood. Mr. Strong stated he would be sure that Mr. Zawadzki will take a look at the security of the building, making sure safe and meet code. Mr. Berry questioned if the walkways were loose gravel or another material. Mrs. Wetherford shared that some of that is to be determined, closeness to path. Discussion ensued on the previous garden placement and its success. Mr. Gable stated there will be volunteers but also looking to hire someone to assist with weeding. Mr. Strong stated it could be made part of the motion if some reason the garden was abandoned, the grass would be put back. Chairman Bockoski questioned the height of the structure. Mrs. Wetherford stated it is a lean-to type of roof, so it would be 10ft, back would be 8 ft with a bit of overhang. Mr. Thomas questioned if a setback that would need to be set needs to be in the motion. Mr. Strong stated there is a standard setback. Chairman Bockoski verified from the road not the path. Mr. Strong stated 30 feet from the local street and suggested to use the path as the base measurement. Chairman Bockoski stated he felt the parking lot line on the front would need to be a guide on that side, if you need to encroach upon that, get with Frank to see what that would look like. Mrs. Wetherford reviewed information to be clear. Definitely 30 feet from road and in line with the parking lot. Chairman Bockoski stated follow your diagram as it looks like it makes sense.



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

Willette Cooper 1760 Stringtown Pike, Cicero, which is across the street from the church. Have questions, talking about moving the prayer chapel building. Chairman Bockoski stated they are talking about possibly in the future but not now. They are looking at building a structure. Mrs. Cooper stated she is not seeing any area for parking; will they use the church lot? Chairman Bockoski stated yes that is what they have indicated. Mrs. Cooper then asked if the church owns the entire property. Mr. Zell stated the church sits on 18 acres and owns 92 acres in total. Mrs. Cooper questioned if the yellow pantry would be moved. Chairman Bockoski stated they would ask that. Mrs. Cooper questioned the size. Chairman Bockoski used current items to compare. Mrs. Cooper stated it looked like a lot of thought went into the project.

Gary Whitelow 1829 Nantucket, Concern for the lack of success of previous gardens. Understand they are looking at paying help. Appreciation for Board asking questions. Do not have issue with being across the street as long as maintained. Want assurances that it will be maintained year-round, not just during the growing season. The fence will need to be weeded weekly so there will be costs and will need to make money. What is the contingency plan? Will it be returned to its current state? Moving the pavilion that is a matter for another date. Mr. Whitelow shared concern for two-front yard rules by Frank versus this property having streets on all four sides. Concern for maintaining and ability to have a profit enough to cover costs. Do not feel it will make it and if it doesn't get maintained to neighborhood standards it is shut down. Appreciate the questions the Board has asked.

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

Chairman Bockoski summarized hearing, plans for buttoning up for the season and in case of failure returning to what it was. Mr. Berry stated have about 5-6 weeks before last frost in Indiana, and questioned how quickly you would be planning, when would have operational. Mrs. Wetherford stated have plans to meet tomorrow at Church to map out and arrange for tilling to start. Mr. Berry stated he saw on Facebook the fence company was going to put up the fence, a bit prematurely since not approved. Mrs. Wetherford responded with everyone being excited. Chairman Bockoski asked to walk through end of season. Mrs. Wetherford stated it would be cutting plants down and laying to be able to become compost. General cleanup for the winter. Maintenance definitely on-going, as leaves and such could be added to the designated compost area. Mr. Massonne questioned if using treated wood. Mrs. Wetherford stated yes, working on donations currently. Mr. Massonne pointed out fence variations, thinking of maintaining.

Chairman Bockoski stated we will be voting separately. Mr. Culp stated he would suggest putting time on motion to address the concerns for maintaining. If cease operations for 12 consecutive months it would be required to restore to previous condition. That would be two seasons, if you have a bad year and come back, but if two then would need to put back grass or something to restore.

Mr. Gable stated that is addressed in our partnership agreement, the Church reserves the right to, if not in good condition, to not continue.



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Mr. Massonne made motion to approve BZA-03-26-04-R3 with the condition that if it ceased to be operational 12 consecutive months it be restored to original condition. Mr. Zell seconded.

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

Mr. Massonne made motion to approve BZA-03-26-05-R3 per the submitted plan setbacks and Mr. Zawadzki review and approval. Mr. Zell second.

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

Mr. Massonne made motion to approve BZA-03-26-06-R3 with the maximum height of four (4) feet. Mr. Zell second.

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

Mr. Whitelow thanked the Board for their detailed questions. Appreciate what they do.

5. Plan Director's Report: Mr. Strong summarized the Plan Director's report for February 2026. February 2026 permit revenue \$17748.15 YTD \$27570.01 compares to 2025 at \$4174 for month and \$6576 for YTD. That is an increase of \$13574.15 and increase for YTD of \$20995.01. Permits issued were 16 for month, 9 in Town, zero new homes, additional 7 in Township with 0 new homes. Estimated cost of projects reflected \$708967. PC meeting was cancelled on March 11. Continuing education by Mr. Zawadzki was with the Street Department on Grading Streets. This is necessary for many of the Community Crossing Matching Grant opportunities, Mr. Zawadzki now has his certification along with a couple of our Street Department employees.

6. Chairperson's Report: Chairman Bockoski thanked Mr. Strong for filling in tonight. Mr. Strong shared that he appreciates the opportunity and glad to see everyone.

7. Legal Counsel's Report: Mr. Culp reported that the Battery Energy Storage System project was approved at the Town Council meeting. Will move on to next steps. Conditions were added, requirement to provide bond at 120% fair party evaluation for decommission costs and every five years that to be reevaluated by independent party. Also, condition to be annexed into the town, and an economic development agreement. Mr. Thomas questioned why the reason annexing was it for the tax base. Mr. Culp stated yes.

Mr. Berry questioned from last month's meeting. In the event there is a structure that is closer to the road than zoning permits and we approved that, using last month's carport as example. Say a vehicle came down and hit that post, would the city or board be liable. Mr. Culp stated they could try but felt it would be hard to be responsible. Even for errors we are immune from that kind of suite. We are not the ones that put it there it is the property owners. Otherwise, the local government would be sued all the time. If you see a suite it is usually because of inspection issues. Examples given. Our inspections are to



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try to follow all the laws. Mr. Berry stated it is different from two property lines versus property owner and city street.

Mr. Zell asked in terms of the outcome, last month's decision, what are the next steps. Mr. Culp answered the petitioner has until next Monday to file an appeal. Mr. Thomas questioned if he does nothing what happens. Mr. Culp stated we will enforce our ordinances, with fines etc. until compliant.

8. Board Member Comments:

9. Next Planned Board of Zoning Appeals Meeting:

April 16, 2026

10. Adjournment:

Mr. Massonne made a motion to adjourn the meeting. Mr. Zell second. All present in favor.

Chairman: _____

Secretary: _____

Date: _____

Location of next meeting:

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 01/01/2026 - 12/31/2029
Mark Thomas - Plan Commission Appointment - Term 01/01/2024 - 12/31/2027
Steve Zell - Council Appointment - Term 01/01/2026 - 12/31/2029



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service. If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate. We encourage you to report the request and reach out to our office directly.

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

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0526-07-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 04/20/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/21/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Robert and Leslie Andrews			
Property Address: 26791 Crooked Creek Ave.			
City: Arcadia		State: IN	ZIP Code: 46030
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax:			
Project Same Address:		State: IN	ZIP Code:
City:		Subdivision:	
Parcel:		Telephone:	
General Contractor: Ryan Jones		Fax:	
Address: [REDACTED]		Cell Phone: [REDACTED]	
City: Kirkline		State: IN	ZIP Code: 46050
Email:			
Variance Request: Height and location			
Commitments/ Conditions Offered:			
Code Section Appealed:			



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(BOARD OF ZONING AND APPEALS)**

Petitioners List of Findings

We are requesting a variance for the property located at 26791 Crooked Creek Ave, Arcadia Indiana. The requested variance relates to both height and location requirements. Due to the original placement of the house, which backs up to a floodplain, compliance with the requirements presents a practical difficulty without approval of the requested variance. All required documentation has been submitted for your review. Please let me know if you have any questions. Thank you for your time and consideration.

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



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PLAN COMMISSION**

The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service. If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate. We encourage you to report the request and reach out to our office directly.

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

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0526-08-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 04/20/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/21/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Robert and Leslie Andrews			
Property Address: 26791 Crooked Creek Ave.			
City: Arcadia		State: IN	ZIP Code: 46030
Telephone: [REDACTED]		E-mail: [REDACTED]	
		Fax:	
Project Same Address:		State: IN	ZIP Code:
City:		Subdivision:	
Parcel:		Telephone:	
General Contractor: Ryan Jones		Fax:	
Address: [REDACTED]		Cell Phone: [REDACTED]	
City: Kirkline		State: IN	ZIP Code: 46050
		Email:	
Variance Request: Height and location			
Commitments/ Conditions Offered:			
Code Section Appealed:			



**CICERO/JACKSON
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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

There will be no impact to any of the items or others listed.

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 adverse affect, in fact the property values will increase due to the additional structure and the architectural nature of the barn will match the house and improve the look of 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:

Since the house is placed near the floodplain the pull barn can not be placed behind the house.

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: _____

Any Conditions Attached: _____

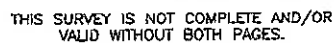
Signature: 

Date: 04/19/26

Print: Robert Andrews



PART OF LOT 6 IN CROOKED CREEK ESTATES
PART OF THE S.E. QUARTER, SECTION 18, TOWNSHIP 20 NORTH, RANGE 5 EAST
JACKSON TOWNSHIP, HAMILTON COUNTY, INDIANA



PAGE 1 OF 2

R.L.S.		L520400007		12-19-25	
		MILLER SURVEYING INC. 948 CONNER STREET NOBLESVILLE INDIANA 46060 P.H. # (317) 773-2544 FAX 773-2594		DATE: 12 3	
LOCATION: PART OF LOT 6 IN CROOKED CREEK ESTATES JACKSON TOWNSHIP, HAMILTON COUNTY, INDIANA		DRAWN BY: KONA SCALE: 1" = 200' DATE: 12-15-25		PREPARED BY: KONA FIELD BOOK: NA PAGE:	
FIELD WORK COMPLETED: NA CLIENT: BRIAN SFEAR DESCRIPTION:		JOB NUMBER:		SURVEY 4 FILE:	
SURVEY EXHIBIT		B42442			



Building Specs

Width: 42'
 Length: 72'
 Height: ~~17.201666666666668~~ 24'
 Roof Type: Gabled
 Roof Pitch: 4":12"
 Truss Style: Standard
 Post Footing: Morton Foundation System
 Skirt Board: Standard

Colors

Roof Color: Black
 Wall Color: Charcoal
 Trim Color: Black
 Walk Doors: Black
 Overhead Doors: Black
 Sliding Doors: White
 Gutters: Black

Downspouts: Black
 Wainscot Color: Black

Wainscot

Wainscot: Yes
 Wainscot Height: 3'

Interior

Walls

Roof Options

Front Endwall Overhang: 1'
 Back Endwall Overhang: 1'
 Left Sidewall Overhang: 1'
 Right Sidewall Overhang: 1'
 Weathervane: Morton

Lean-tos

Porches

BL Wrap Porch Width: 10, length: 10',
 Height: 9.75', Porch Depth: 8', Porch
 Roof Pitch: 4', Porch Overhang: 1',

Windows & Doors

Double Hung Window Qty: 1
 Walk Door 9-Lite Qty: 2
 Overhead Panel Window Door Qty: 1

Item Sizes:

Double Hung Window: w3' 4" x h3'
 Double Hung Window: w3' x h3'
 Double Hung Window: w3' x h3'
 Overhead Panel Window Door: w12' x h12'
 Overhead Panel Window Door: w12' x h12'
 Walk Door 9-Lite: w3' x h6' 8"
 Walk Door 9-Lite: w3' x h6' 8"

mortonbuildings.com ★ (800) 447-7436
 252 W. Adams St. Morton. IL 61550



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Docket: BZA-0526-07,08-AG

Petitioner: Robert & Leslie Andrews

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

Docket No. BZA-0526-07,08-AG

Petitioner Name: Robert & Leslie Andrews

Property Size: 7.52 acres

Current Zoning: AG

Location: 26791 Crooked Creek Ave, Arcadia, IN 46030

Background Summary: Petitioner called to discuss the procedure before agreeing to attempt a purchase on this property. I believe that the purchase may depend on the approval or denial of this Variance request.

Preliminary Staff Recommendations: Staff recommends approval.

Zoning Ordinance Considerations: Accessory structure is not permitted in front of the primary. When considering how the front is defined, it doesn't meet the standard.

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

Current Property Information:

Single family residential

Land Use: Cash grain/general farm

Site Features: 7.52 acres, large portion of unbuildable flood plain to the rear of the parcel.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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:

There are 6 lots in the subdivision, 3 owners of which have built single family homes. 2 of these have a Variance to allow a barn in front of the home. The fact of the flood plain to the rear eliminates the possibility of building back there, which is the biggest portion of the lot.

Findings of Facts/Decision Criteria:

Clear practical difficulty exists for one of the Variances because there is just no suitable site to the side or rear without clearing a large number of trees or trying to build in flood plain which is not permitted. Petitioner has chosen the best location available.

Petitioner Robert & Leslie Andrews



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:

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: _____

Petitioner Robert & Leslie Andrews



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.*



**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 (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0526-09-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 04/21/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/21/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Jason & Lindsay Bunch			
Property Address: 5355 E 225th Street			
City: Noblesville		State: IN	ZIP Code: 46062
Telephone: [REDACTED]		E-mail: [REDACTED]	
		Fax:	
Project Address: 5355 E 225th Street		State: IN	ZIP Code: 46062
City: Noblesville		Subdivision: N/A	
Parcel: 29-06-09-000-003.601-008		Telephone:	
General Contractor: Heuer Homes		Fax:	
Address: 120 N Peru Street		Cell Phone: [REDACTED]	
City: Cicero	State: IN	ZIP Code: 46034	Email: [REDACTED]
Variance Request: Assuming AG Zoning we need two variances, one related to height and the second related to location.			
Commitments/ Conditions Offered:			
Code Section Appealed:			



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0526-10-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 04/21/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/21/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Jason & Lindsay Bunch			
Property Address: 5355 E 225th Street			
City: Noblesville		State: IN	ZIP Code: 46062
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax:			
Project Address: 5355 E 225th Street		State: IN	ZIP Code: 46062
City: Noblesville		Subdivision: N/A	
Parcel: 29-06-09-000-003.601-008		Telephone:	
General Contractor: Heuer Homes		Fax:	
Address: 120 N Peru Street		Cell Phone: [REDACTED]	
City: Cicero	State: IN	ZIP Code: 46034	Email: ian@heuerhomes.com
Variance Request: Assuming AG Zoning we need two variances, one related to height and the second related to location.			
Commitments/ Conditions Offered:			
Code Section Appealed:			



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

The subject property consists of approximately 11.19 acres; however, its usable building area is significantly constrained by existing natural features and topography. Hinkle Creek traverses the property, and the existing residence and detached garage are situated approximately 30 feet above the creek elevation. These conditions create practical limitations on where additional structures can be appropriately located.

Due to these constraints, the proposed barn must be positioned within the remaining viable building area. To ensure the structure remains visually compatible with the existing improvements on the property, the barn is designed in a monitor-style configuration. This approach reduces the perceived height and mass of the building, while maintaining character consistent with the site.

For these reasons, the requested variance is necessary to allow for reasonable use of the property while respecting both the natural features of the site and the overall aesthetic relationship between structures.



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 proposed barn is consistent with the rural character of the area and will comply with all applicable building codes. Its location avoids sensitive areas near Hinkle Creek, and the monitor-style design reduces visual impact, ensuring compatibility with the existing home and surroundings.

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 property's size (11.19 acres) provides ample separation from neighbors. The barn is an accessory structure consistent with typical rural use, and its design maintains appropriate scale and appearance, resulting in no adverse impact to adjacent 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 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:

Hinkle Creek and the 30-foot elevation change significantly limit the usable building area. These constraints require the barn to be located within a narrow viable area, necessitating a wider footprint. The monitor-style design minimizes visual impact while allowing reasonable use of the property.

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: _____

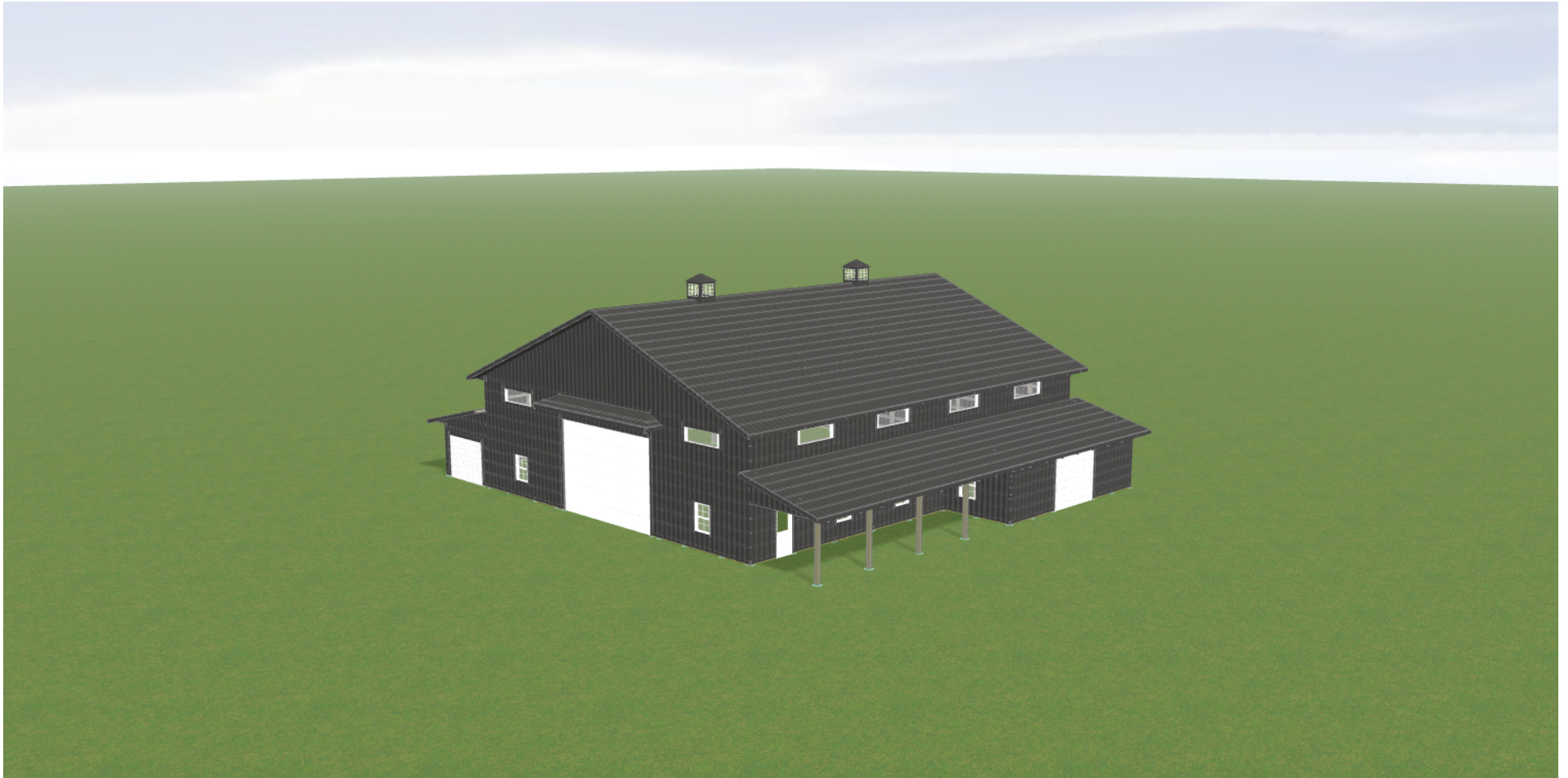
Signature: _____

Date: _____

Print: _____

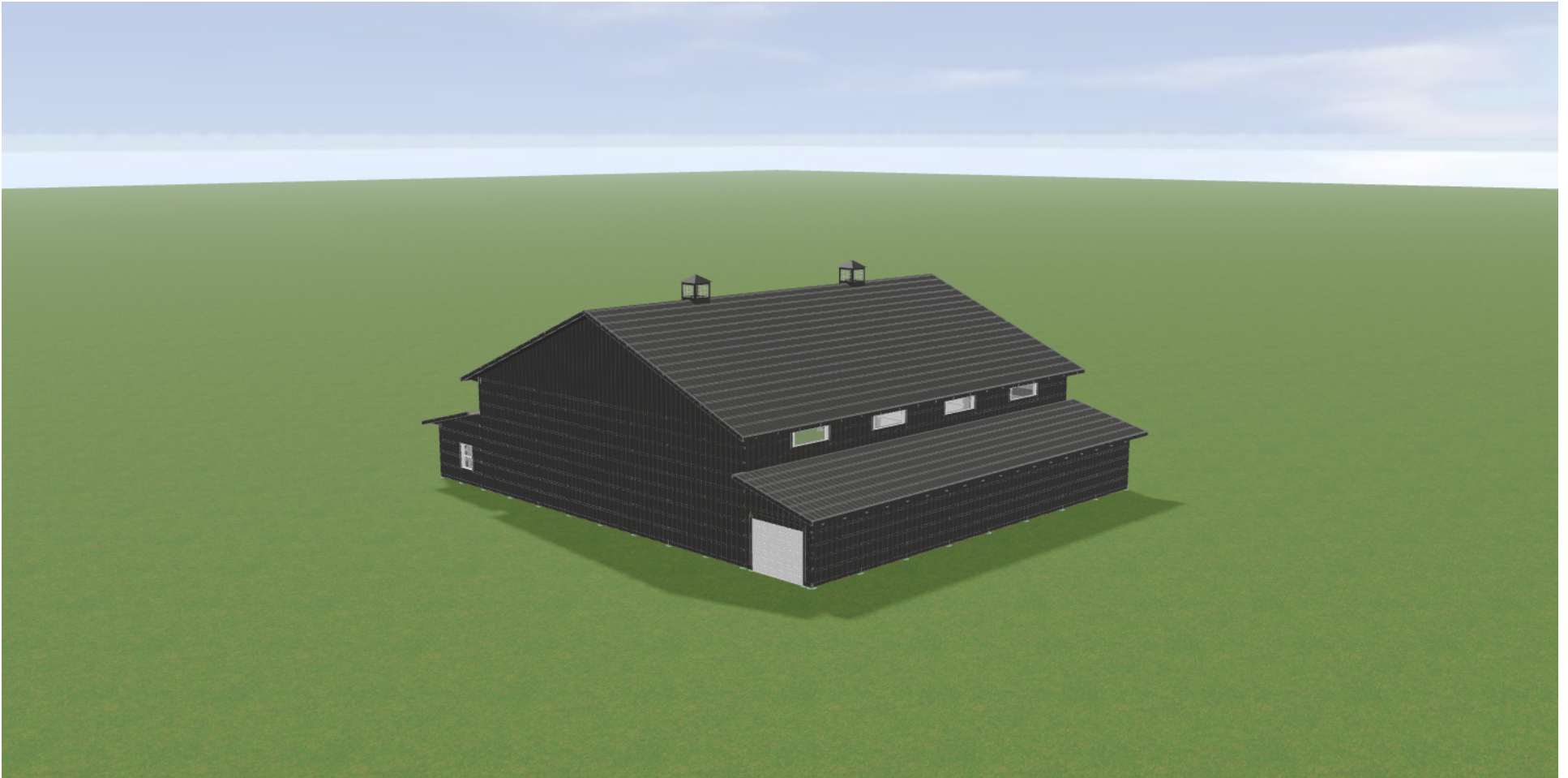
Iso 1

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM



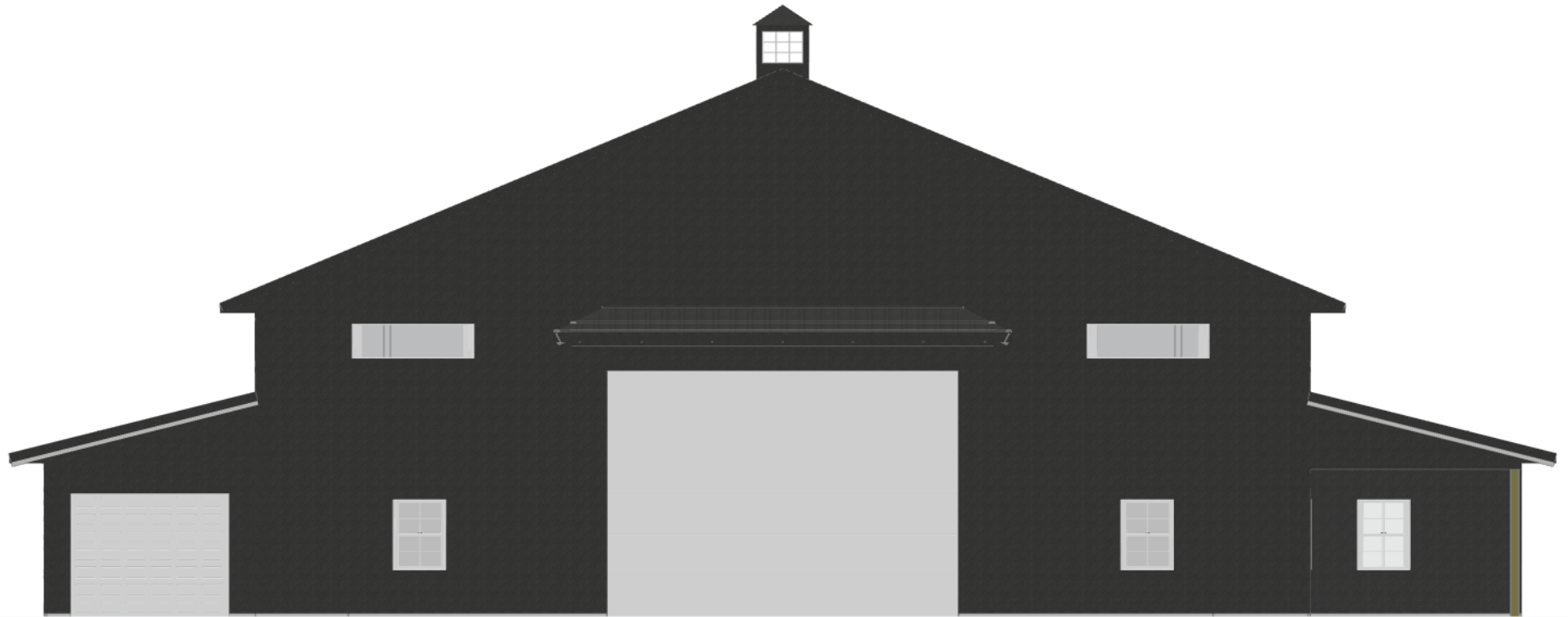
Iso 2

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM



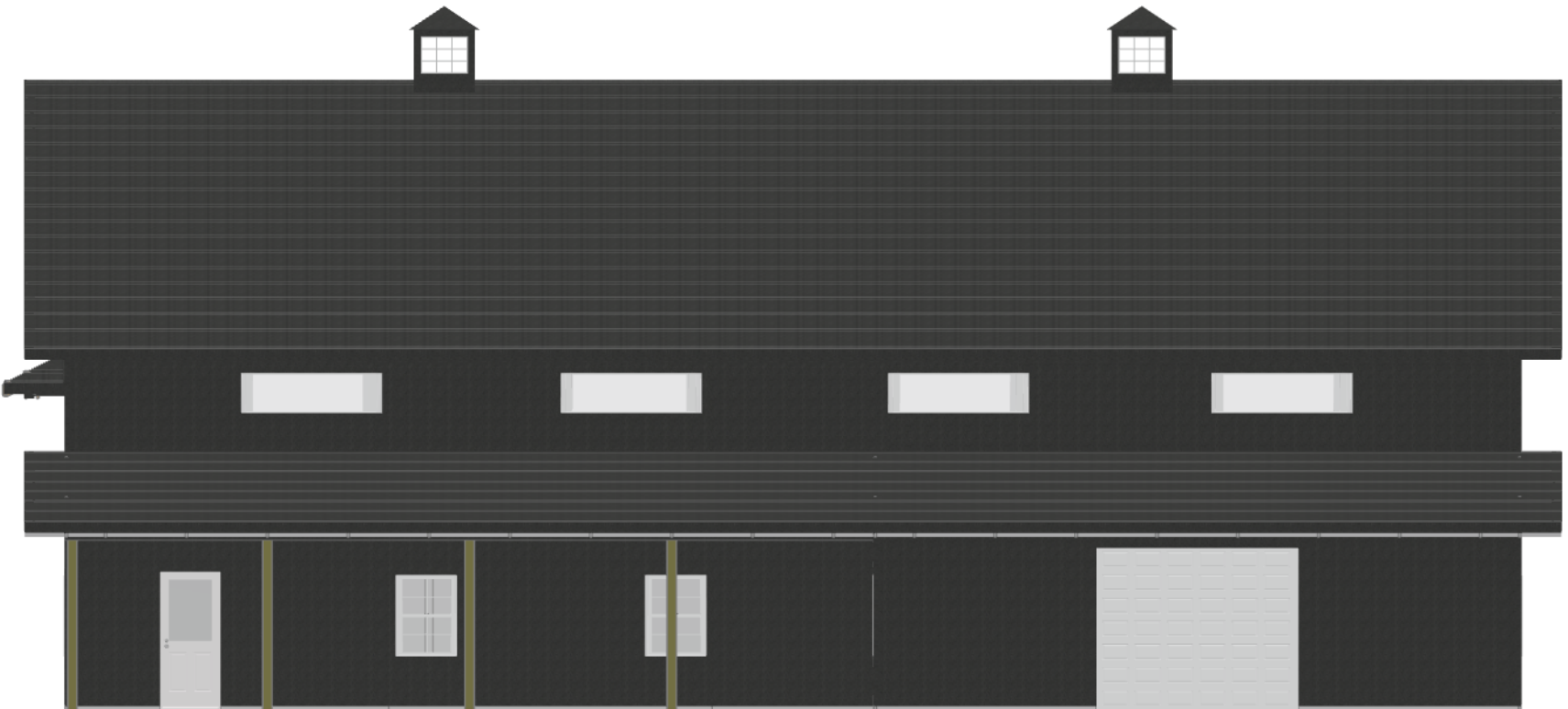
Front Elevation

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM



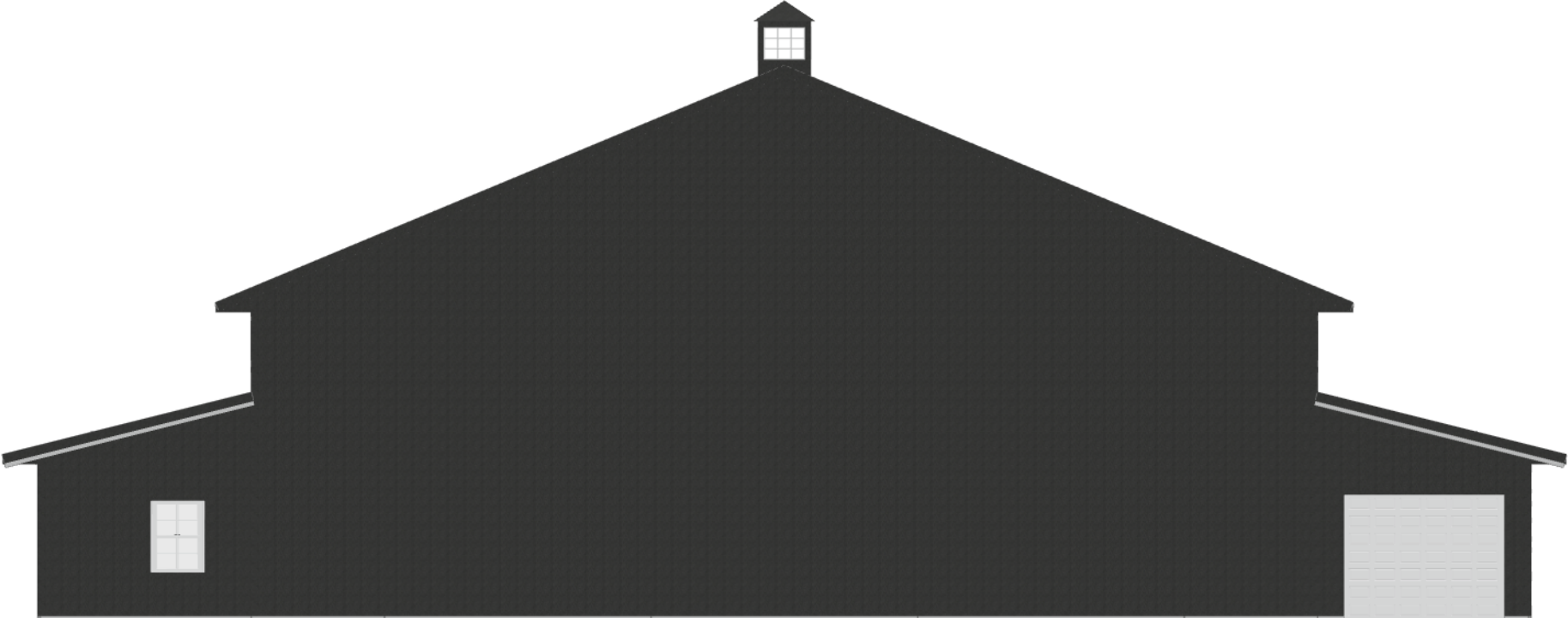
Left Elevation

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM



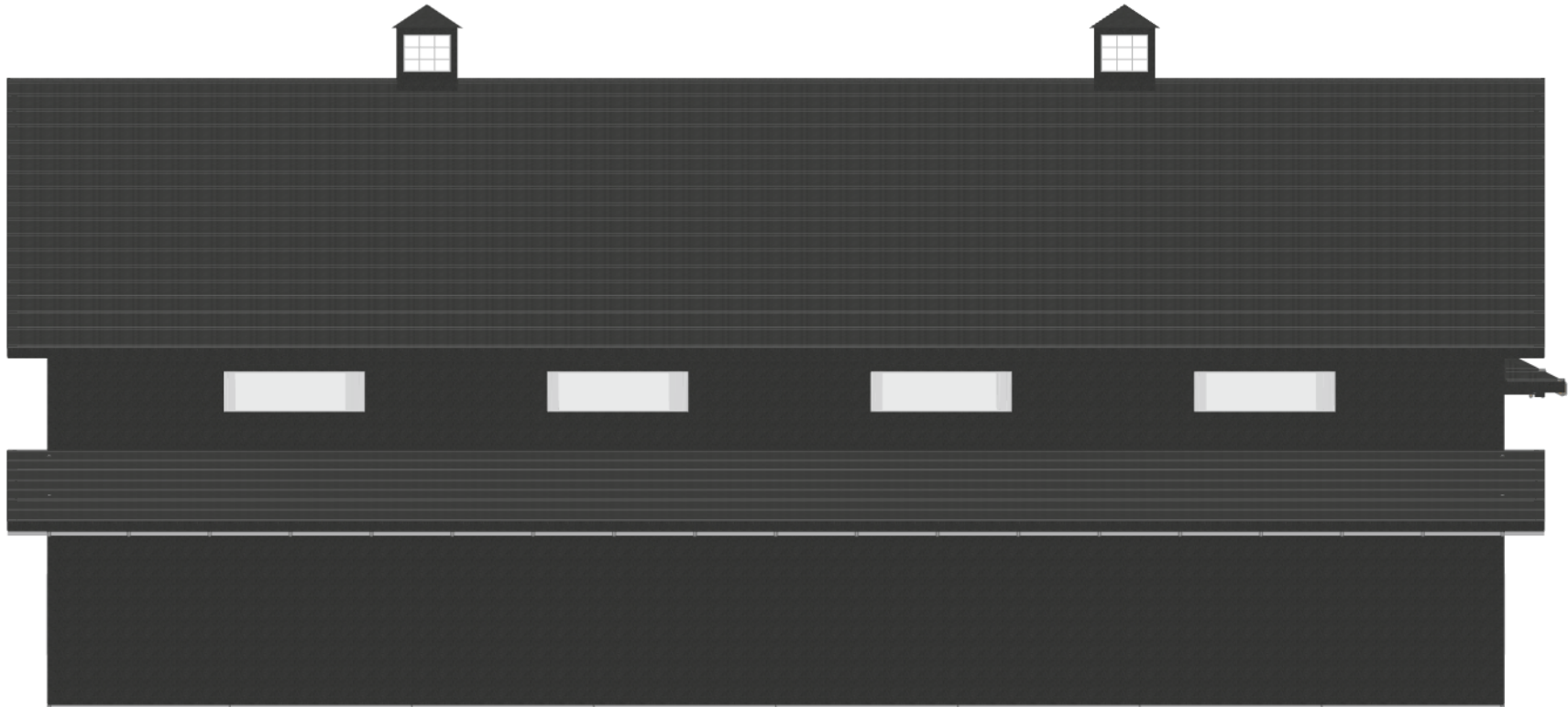
Back Elevation

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM

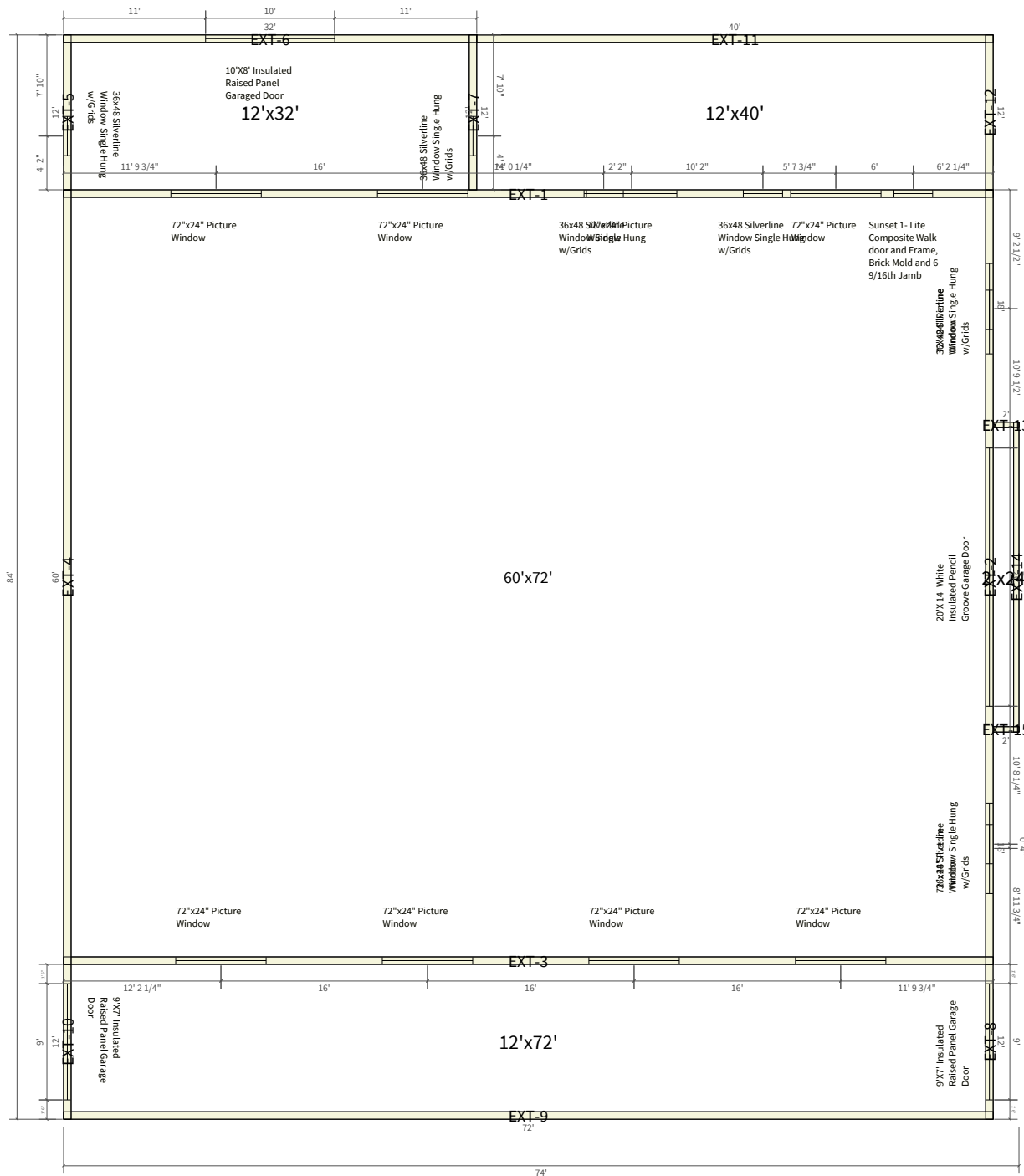


Right Elevation

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM



Wall Layout

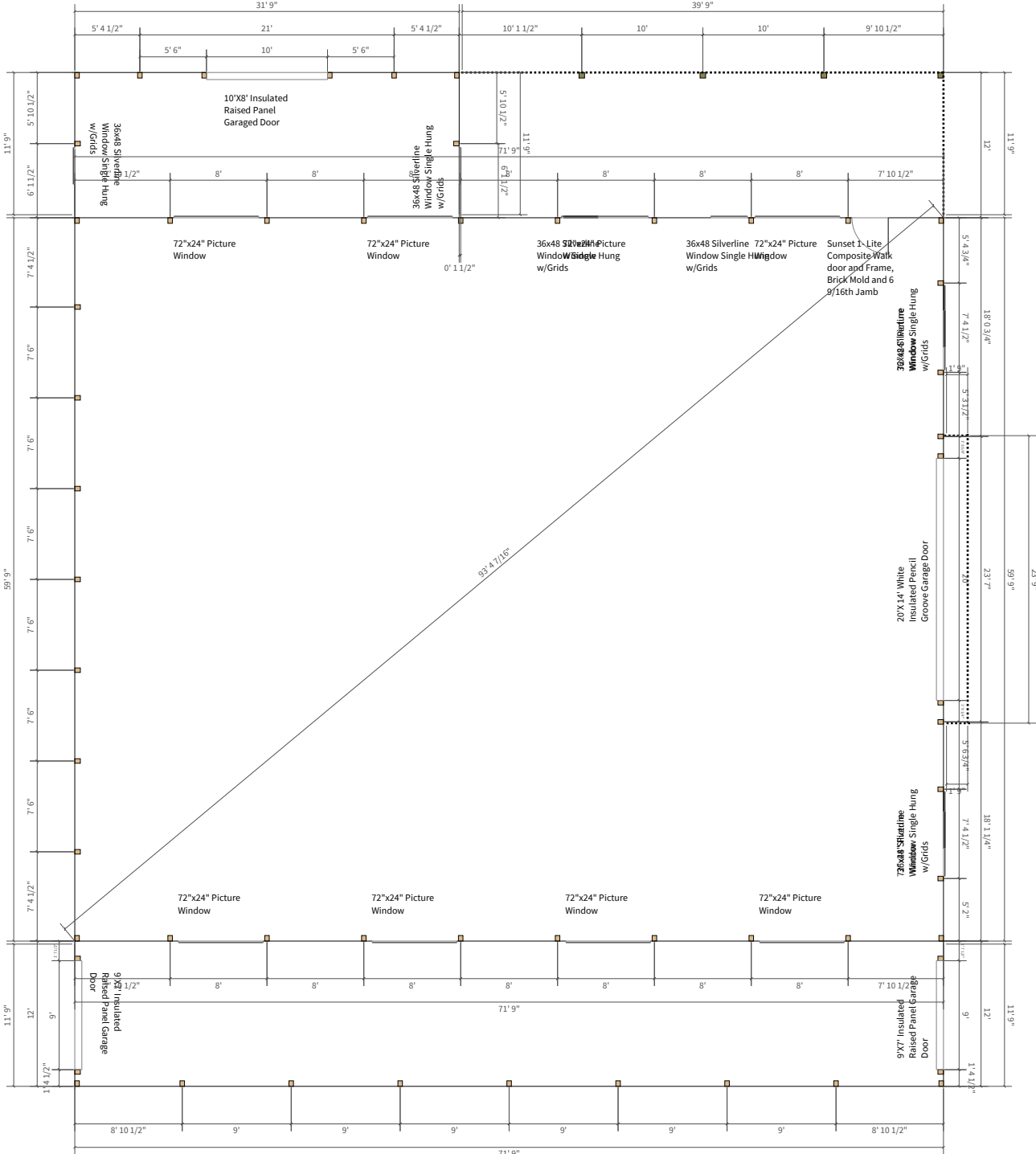


Post Layout

Job: Paul Miller 60X72X18 (Heuer Homes)

Date: 4/30/2026

Time: 1:56 PM



Cross Section - EXT-1

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x12 #1 Southern Yellow Pine

EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:

3-Ply 2x6 Laminated Post

INTERMEDIATE POSTS:

3-Ply 2x6 Laminated Post

EXTERIOR SKIRT BOARD: (2)2x6x16 Treated EZV Board
BOTTOM IS 0' 2" BELOW GRADE

SIDING BEGINS 0' 3" ABOVE GRADE

5/12 TRUSS SYSTEM

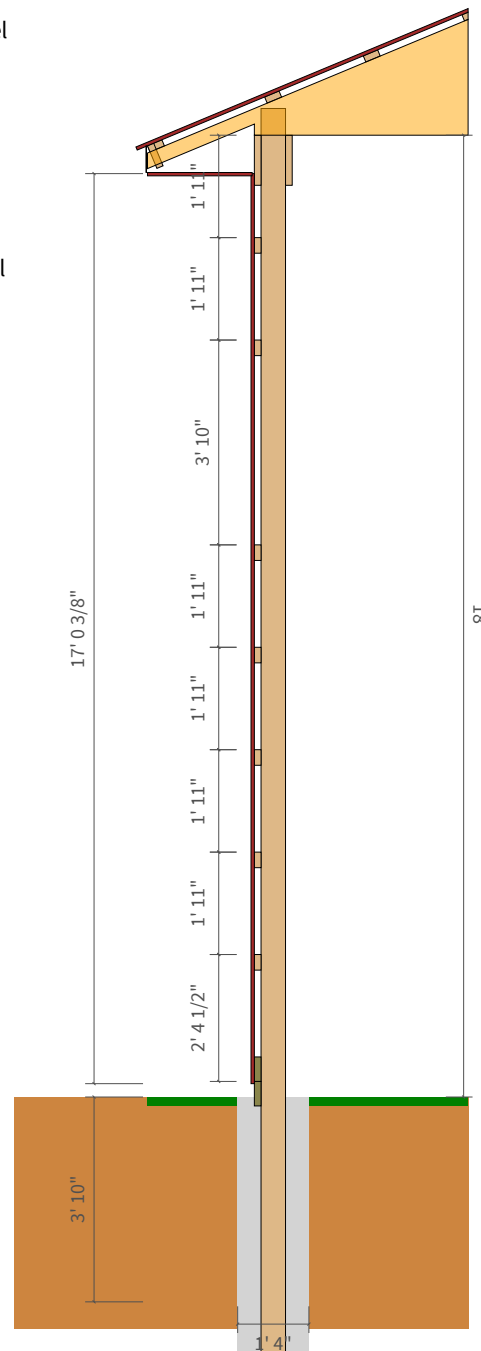
HEEL HEIGHT: 0' 6"

TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

TRUSS LOADING: 30

INTERIOR CARRIER: 2x12 #1 Southern Yellow Pine



FOUNDATION NOTES:

POST HOLE: 3' 10" X 1' 4" DIAMETER

UPLIFT: (none)

POST TO FOUNDATION: (none)

POST BASE: Cement Post Foundation 6"X16"

Cross Section - EXT-3

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x12 #1 Southern Yellow Pine

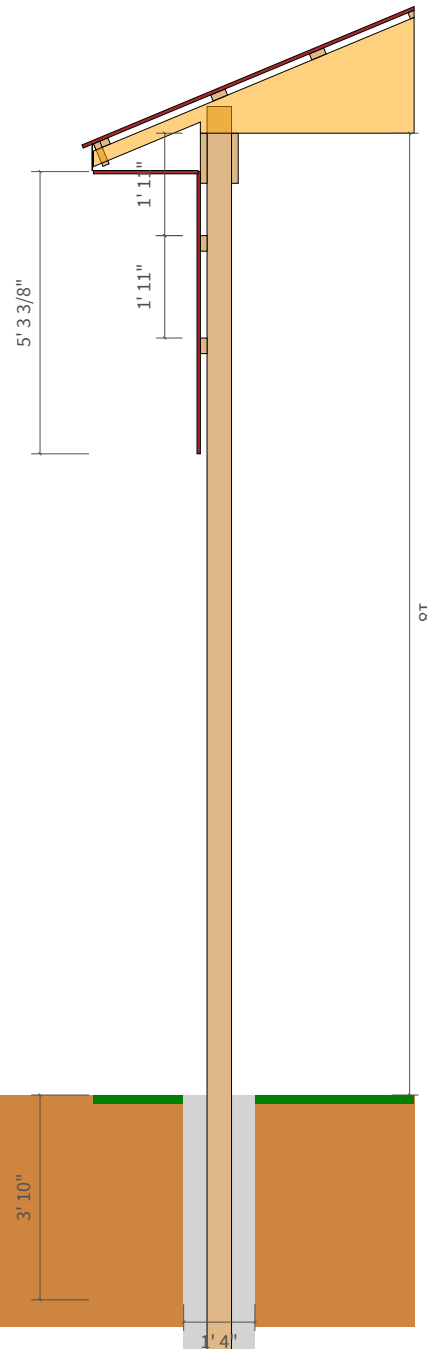
EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:

3-Ply 2x6 Laminated Post

INTERMEDIATE POSTS:

3-Ply 2x6 Laminated Post



5/12 TRUSS SYSTEM

HEEL HEIGHT: 0' 6"

TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

TRUSS LOADING: 30

INTERIOR CARRIER: 2x12 #1 Southern Yellow Pine

FOUNDATION NOTES:

POST HOLE: 3' 10" X 1' 4" DIAMETER

UPLIFT: (none)

POST TO FOUNDATION: (none)

POST BASE: Cement Post Foundation 6"X16"

Cross Section - EXT-6

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x8 #1 Southern Yellow Pine

EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:

3-Ply 2x6 Laminated Post

INTERMEDIATE POSTS:

3-Ply 2x6 Laminated Post

EXTERIOR SKIRT BOARD: (2)2x6x16 Treated EZV Board
BOTTOM IS 0' 2" BELOW GRADE

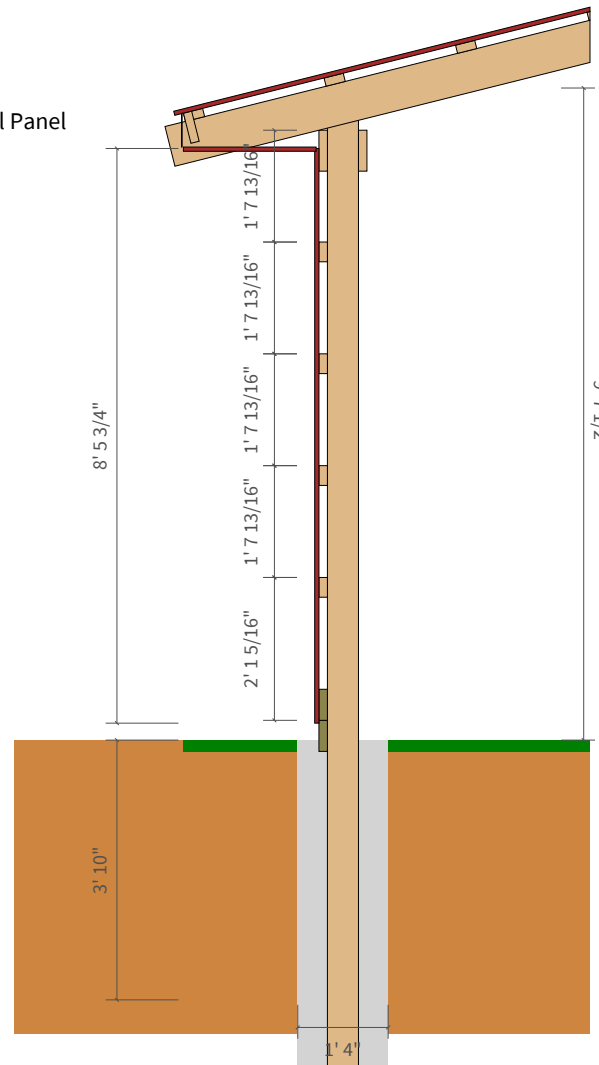
SIDING BEGINS 0' 3" ABOVE GRADE

3/12 RAFTER SYSTEM

RAFTER SPACING: 48 IN. O. C.

RAFTER MATERIAL: 2x8 #1 Southern Yellow Pine

INTERIOR CARRIER: 2x8 #1 Southern Yellow Pine



FOUNDATION NOTES:

POST HOLE: 3' 10" X 1' 4" DIAMETER

UPLIFT: (none)

POST TO FOUNDATION: (none)

POST BASE: Cement Post Foundation 6"X16"

Cross Section - EXT-9

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x8 #1 Southern Yellow Pine

EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:

3-Ply 2x6 Laminated Post

INTERMEDIATE POSTS:

3-Ply 2x6 Laminated Post

EXTERIOR SKIRT BOARD: (2)2x6x16 Treated EZV Board
BOTTOM IS 0' 2" BELOW GRADE

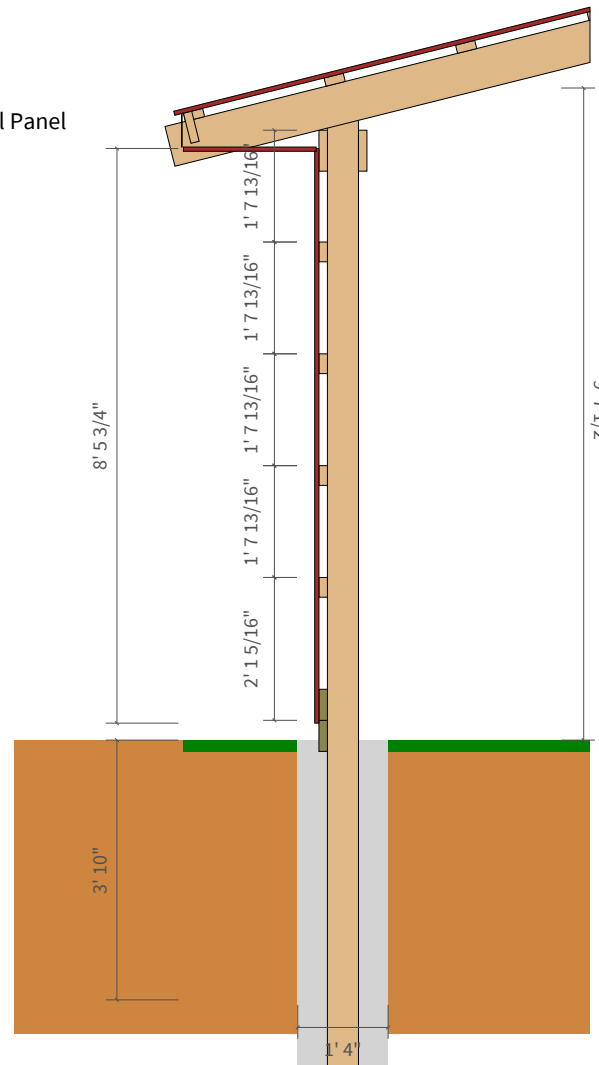
SIDING BEGINS 0' 3" ABOVE GRADE

3/12 RAFTER SYSTEM

RAFTER SPACING: 48 IN. O. C.

RAFTER MATERIAL: 2x8 #1 Southern Yellow Pine

INTERIOR CARRIER: 2x8 #1 Southern Yellow Pine



FOUNDATION NOTES:

POST HOLE: 3' 10" X 1' 4" DIAMETER

UPLIFT: (none)

POST TO FOUNDATION: (none)

POST BASE: Cement Post Foundation 6"x16"

FOUNDATION NOTES:
POST HOLE: 3' 10" X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: Cement Post Foundation 6"X16"

Cross Section - EXT-13

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

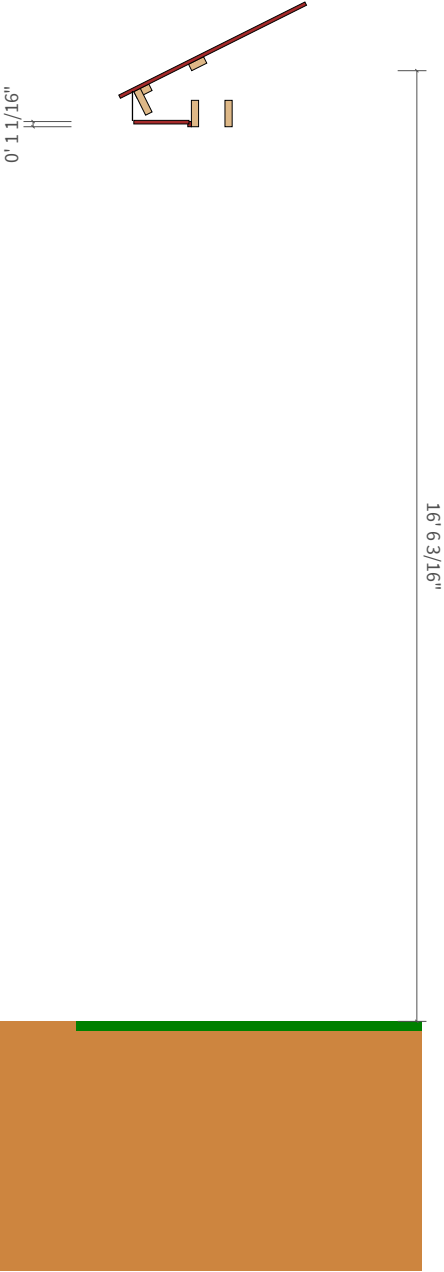
WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x6 Spf #2 & Better Plus

EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:
(none)
INTERMEDIATE POSTS:
(none)



6/12 RAFTER SYSTEM
RAFTER SPACING: 48 IN. O. C.
RAFTER MATERIAL: 2x6 #1 Southern Yellow Pine

INTERIOR CARRIER: (none)

FOUNDATION NOTES:
POST HOLE: 3' 10" X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: Cement Post Foundation 6"X16"

Cross Section - EXT-14

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

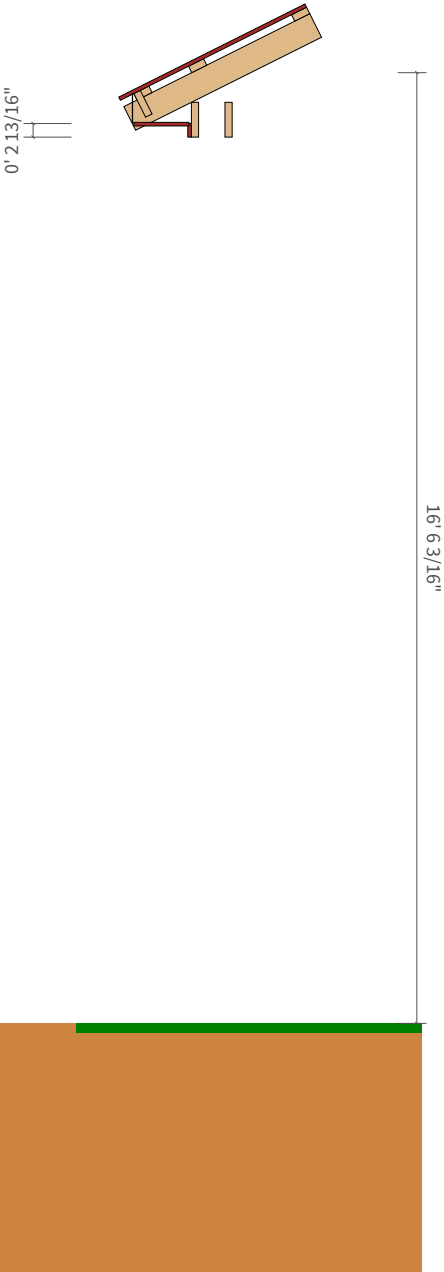
WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x8 #1 Southern Yellow Pine

EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:
(none)
INTERMEDIATE POSTS:
(none)



6/12 RAFTER SYSTEM
RAFTER SPACING: 48 IN. O. C.
RAFTER MATERIAL: 2x6 #1 Southern Yellow Pine

INTERIOR CARRIER: (none)

FOUNDATION NOTES:
POST HOLE: 3' 10" X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: Cement Post Foundation 6"X16"

Cross Section - EXT-15

Job: Paul Miller 60X72X18 (Heuer Homes)
Date: 4/30/2026
Time: 1:56 PM

ROOF MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

PURLINS: 2x4 Spf #2 & Better Plus Flat
SUBFASCIA: 2x6 Spf #2 & Better Plus
FASCIA: 6" Beaded Fascia
SOFFIT: Pro-Fit Soffit Vented 2'

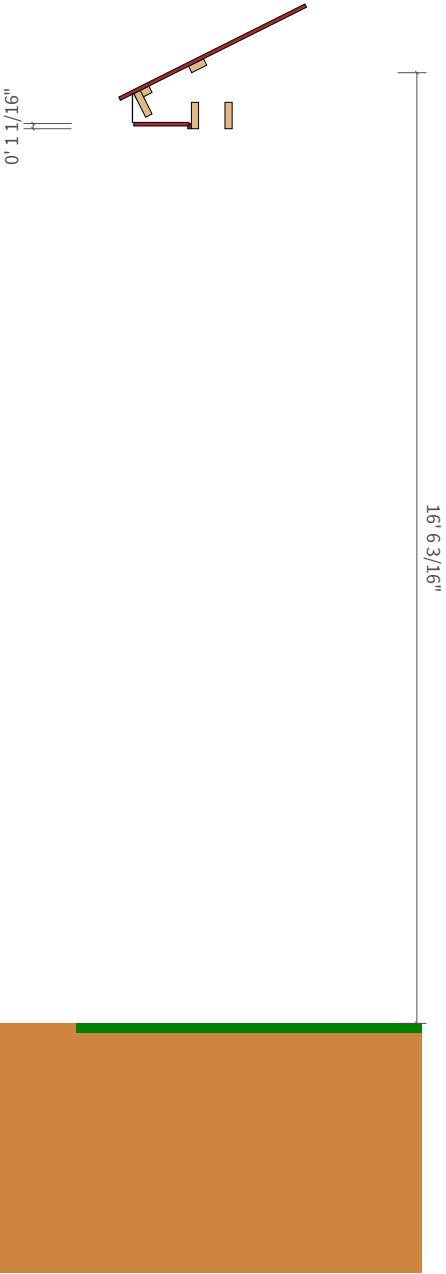
WALL MATERIAL: Crinkle Black Lifetime Prime 28 Gauge RX4 Residential Panel

TOP OF WALL: RX4 F&J For Soffit

EXTERIOR CARRIER: 2x6 Spf #2 & Better Plus

EXTERIOR WALL GIRTS: 2x4 Spf #2 & Better Plus

CORNER POSTS:
(none)
INTERMEDIATE POSTS:
(none)



6/12 RAFTER SYSTEM
RAFTER SPACING: 48 IN. O. C.
RAFTER MATERIAL: 2x6 #1 Southern Yellow Pine

INTERIOR CARRIER: (none)

FOUNDATION NOTES:
POST HOLE: 3' 10" X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: Cement Post Foundation 6"X16"



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0526-09,10-AG

Petitioner: Jason & Lindsay Bunch

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0526-09,10-AG

Petitioner Name: Jason & Lindsay Bunch

Property Size: 9.38 acres

Current Zoning: AG

Location: 5355 E 225th Street, Noblesville, IN 46062

Background Summary: Builder applied for a barn permit which was not approved due to the necessity of the 2 Variances applied for.

Preliminary Staff Recommendations: Staff is not opposed to approval.

Zoning Ordinance Considerations: AG district is friendlier to big barns than any other district. This is not intended for AG use or it would be exempt from height standards.

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

Current Property Information:

Land Use: Res Family 10-19.99 acres

Site Features: 9.38 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:

Property is located in the Deming area and is consistent with other approvals done there in the past.

Findings of Facts/Decision Criteria:

I think a practical difficulty exists due to the suitability of the site proposed compared to others on the property.

Petitioner Jason & Lindsay Bunch



**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:

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: _____

Petitioner Jason & Lindsay Bunch



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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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:

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.

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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-0526-11-R3	
☒ Development Standards	☐ Special Exception	Date of Application: 04/21/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/21/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Michael Northcutt			
Property Address: 120 Morse Landing Dr			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax: [REDACTED]			
Project 120 Morse Land Dr		State: IN	ZIP Code: 46034
Address:		Subdivision: Morse Landing	
City: Cicero		Telephone: [REDACTED]	
Parcel: 29-06-01-101-006.000-011		Fax: [REDACTED]	
General Contractor: BlueBird Fence		Cell Phone: [REDACTED]	
Address: 1033 3rd Ave SW #112		Email: [REDACTED]	
City: Carmel		State: IN	ZIP Code: 46032
Variance Request:			
I am requesting approval to construct the rear portion of my fence within the existing drainage easement in order to align my fence with the established fence lines of my neighboring properties.			
Commitments/ Conditions Offered:			
I am meeting with the Town Council tonight to see if they will approve this request or consider any reasonable compromise.			
Code Section Appealed:			

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



Petitioners List of Findings

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

Petitioner Michael Northcutt



**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:

Approval of this request will not be injurious to the public health, safety, morals, or general welfare of the community and will not negatively impact surrounding properties.

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:

Approval of this variance will not substantially or adversely affect the use or value of adjacent 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 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:

Strict application of the zoning ordinance creates a practical difficulty because relocating the fence would require it to be moved approximately 20 feet forward, leaving the existing shed outside the fenced yard and significantly reducing yard functionality. Allowing the fence to extend behind the shed enables practical use of the property and keeps the fence alignment consistent with neighboring properties that already have fences within the drainage easement.

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: _____

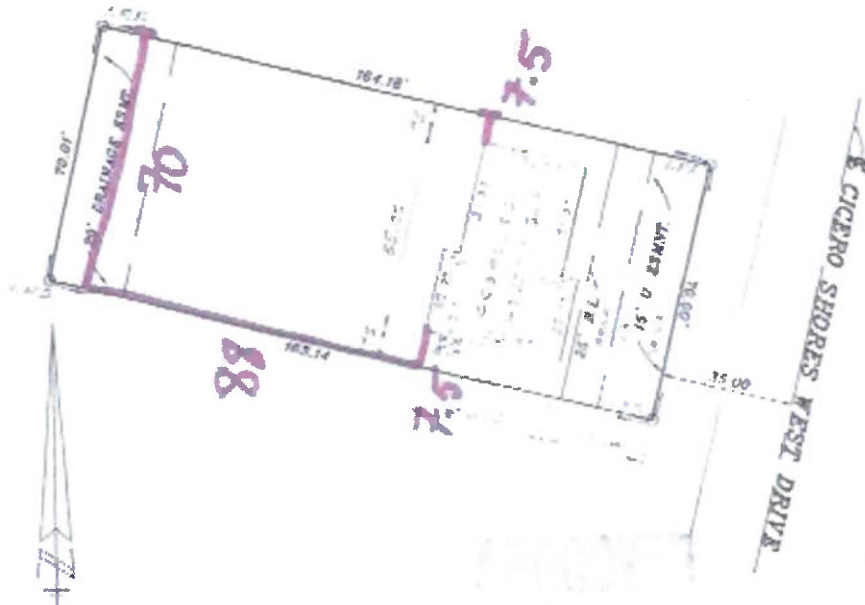
Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

10' encroachment
Per City



SCALE 1 inch = 30'

Lot #6 in MUSE LANDING, SECTION ONE, in Hamilton County, Indiana as per plat thereof, recorded in Plat Book 8, pages 80-81 in the Office of the Recorder of Hamilton County, Indiana.

I, the undersigned, hereby certify that corners were located and marked and the proposed house was located, all as indicated on the within plat.

Certified March 23, 1988

Voorhees C. Dalton
Voorhees C. Dalton, Reg. L.S., Indiana #20158

JOB NO. 88-273	DATE 3/23/88	BY JMS	FOR CITY	PAGE 1	OF 1
WEINE ENGINEERS INC. 10305 W. COLLEGE AVENUE INDIANAPOLIS, INDIANA 46280 317-846-6611		J. LAMM WEINE, P.E., L.S. PRESIDENT			



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Docket: BZA-0526-11-R3

Petitioner: Michael Northcutt

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0526-11-R3

Petitioner Name: Michael Northcutt

Property Size: 0.26 acres

Current Zoning: R3

Location: 120 Morse Landing Drive Cicero, IN 46034

Background Summary: He applied for a pool and fence permit, but had the fence planned to encroach on the easement. Per Ordinance, I denied the permit. Petitioner took it to the Council, which approved his request. The fence is required along with the pool permit.

Preliminary Staff Recommendations: Staff is not opposed to approval.

Zoning Ordinance Considerations: Petitioner has obtained Town Council permission to encroach on the easement by 10'. This still does not comply with Zoning Ordinance therefore necessitating the Variance.

District Intent: : The "R3", Medium Lot, Medium Homes, District is intended to provide a land use category for medium lots and medium size single family detached homes.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Current Property Information:

Land Use: One Family Dwelling Platted

Site Features: 0.26 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:

There have been numerous requests to encroach on this easement in particular. A previous Plan Director had approved some of those requests and I know that at least one Council member wants to allow this in the future. I would expect a desire to change or amend from the Plan Commission in the future, I would be opposed to it.

Findings of Facts/Decision Criteria:

Petitioner has a valid request here. A previous Plan Director approved a shed to encroach 10'. I would not have approved this, but according to tradition, I'll not overturn a previous decision unless it's something especially egregious, which I don't think this is. This easement does not appear to be impaired by the encroachment.

Petitioner Michael Northcutt



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:

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-0526-12-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 04/21/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 05/21/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Samuel Adams & Krisha Adams			
Property Address: 6524 E. 24th St.			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax: [REDACTED]			
Project Address: 6524 E. 24th St.		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: N/A	
Parcel: 03-02-34-00-008-000		Telephone:	
General Contractor: Pulliam-Scott Construction		Fax:	
Address: [REDACTED]		Cell Phone: [REDACTED]	
City: Indianapolis State: IN ZIP Code: 46278		Email: [REDACTED]	
Variance Request: Formally requesting 15 foot setbacks to the side of the parcel listed above (East + West). Due to the lot size is smaller than 1.5 acres. The requested setbacks match the existing house.			
Commitments/Conditions Offered:			
Existing house will be demolished.			
Code Section Appealed:			

Docket #

Petitioner



**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

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

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:

Current property is 100ft wide, this would
allow us a 5ft x 5ft square to build on.

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: _____

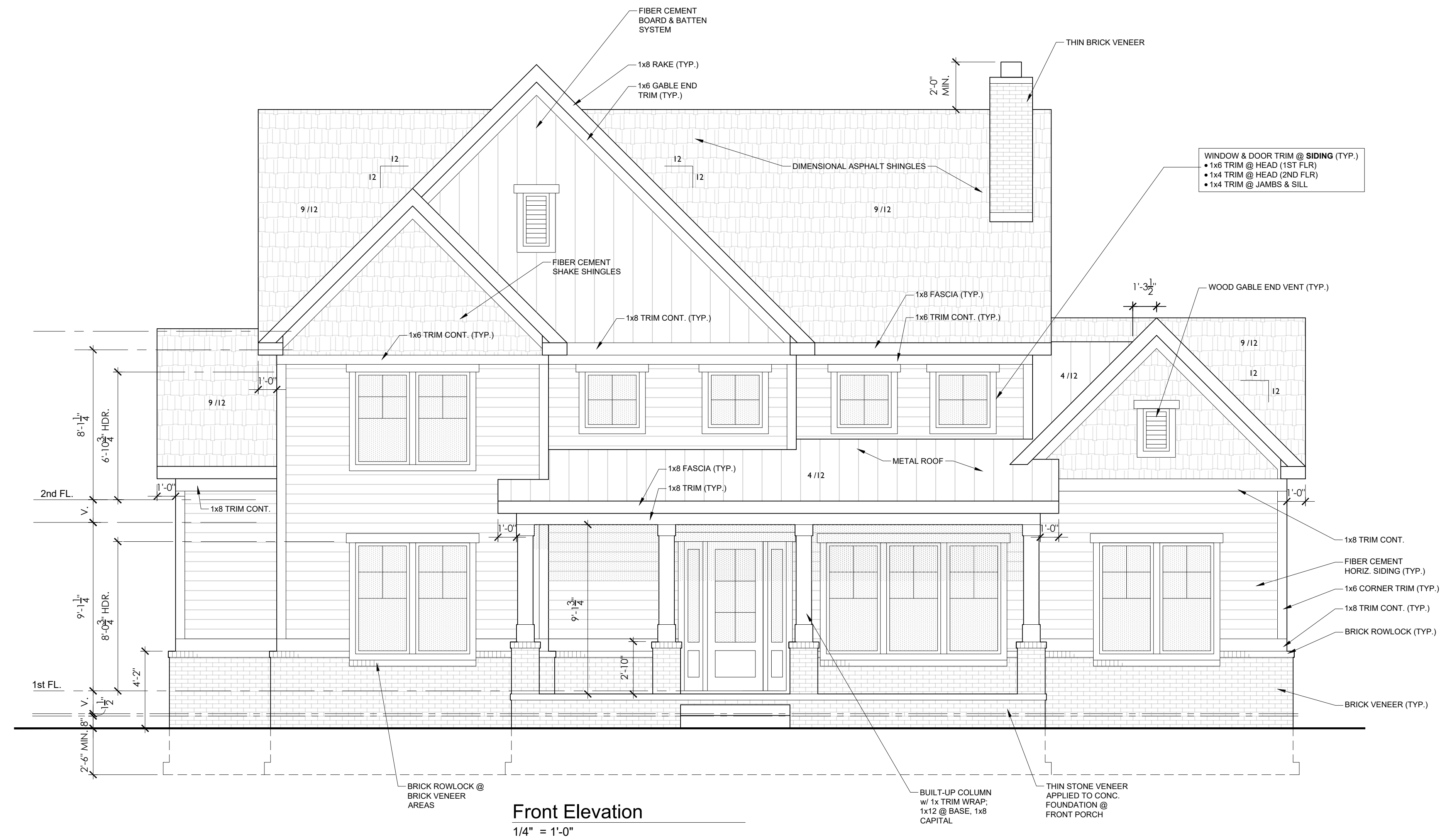
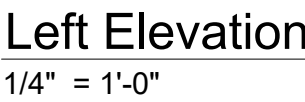
Any Conditions Attached: _____

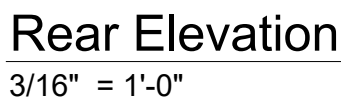
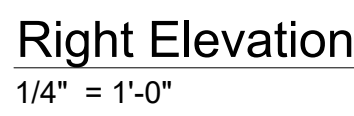
Signature: _____

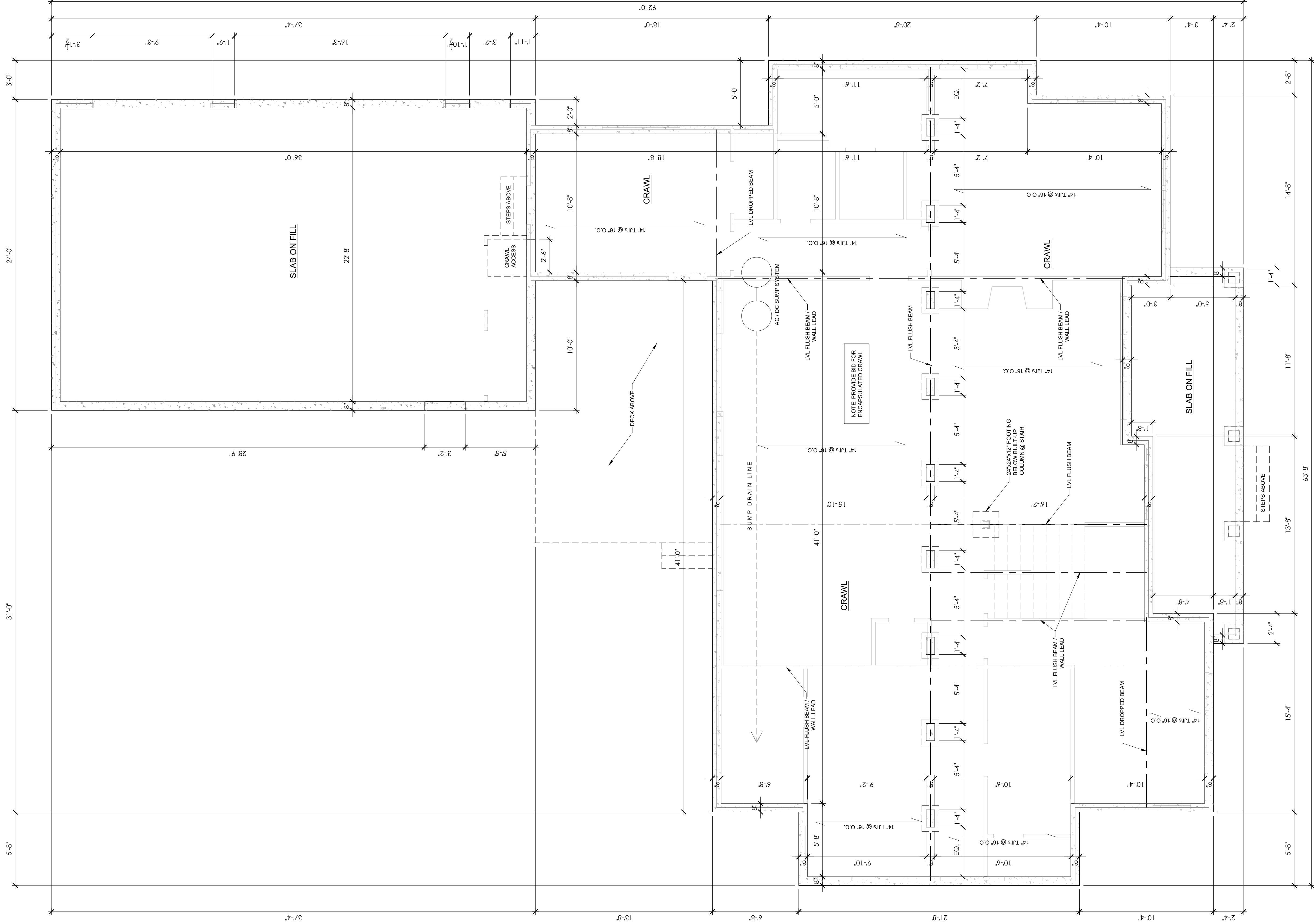
Print: _____

Kisha Adams / Samuel Adams
5/8/20

Date: 5/8/20







Foundation Plan
1/4" = 1'-0"

Builder:

Pullman Scott Construction Inc.



5017 West 70th Street
Indianapolis, IN 46278
(317) 591-1242

Adams Residence

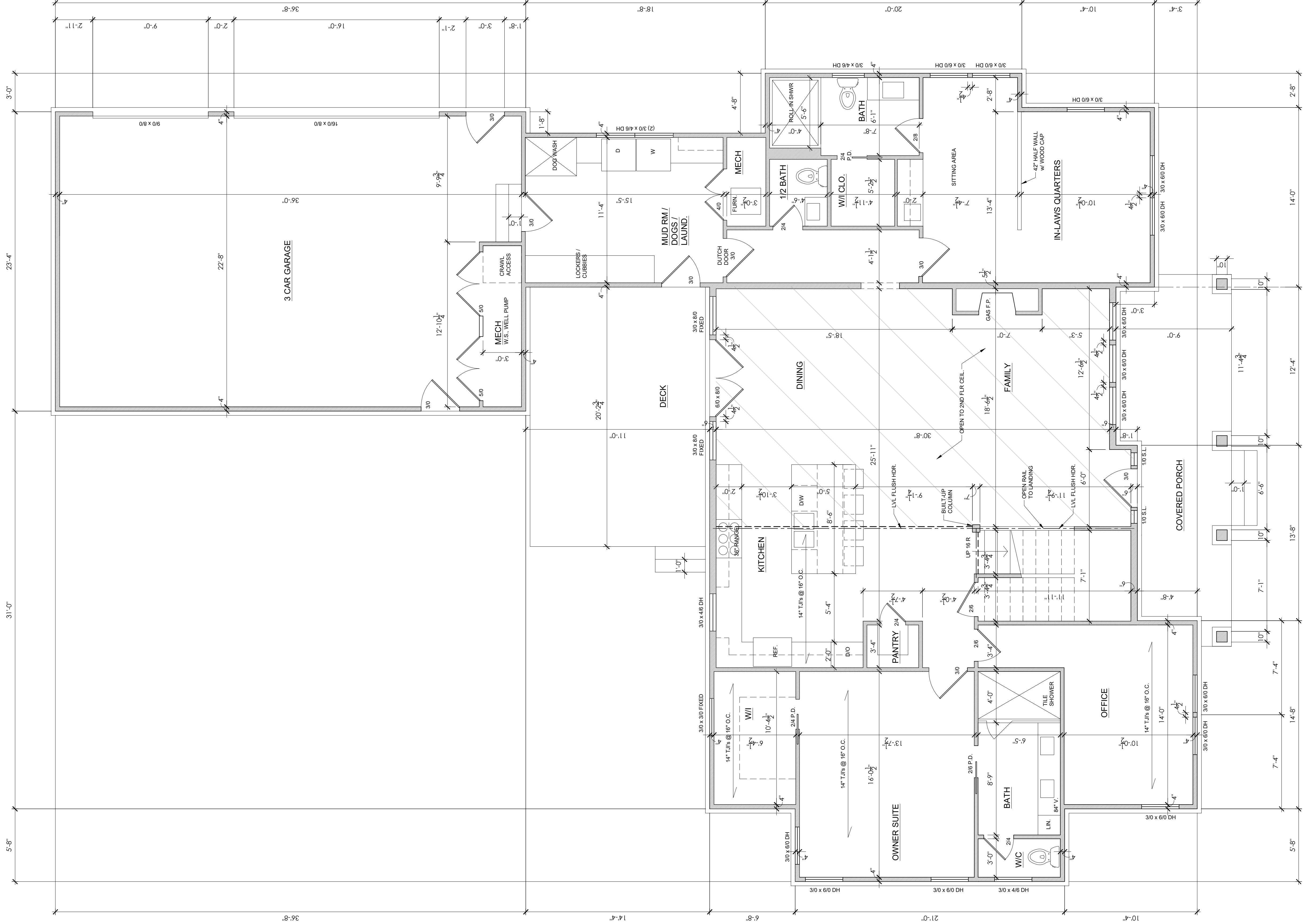
6524 E 24th Street
Cicero, Indiana 46034

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

PRICING 3-28-26

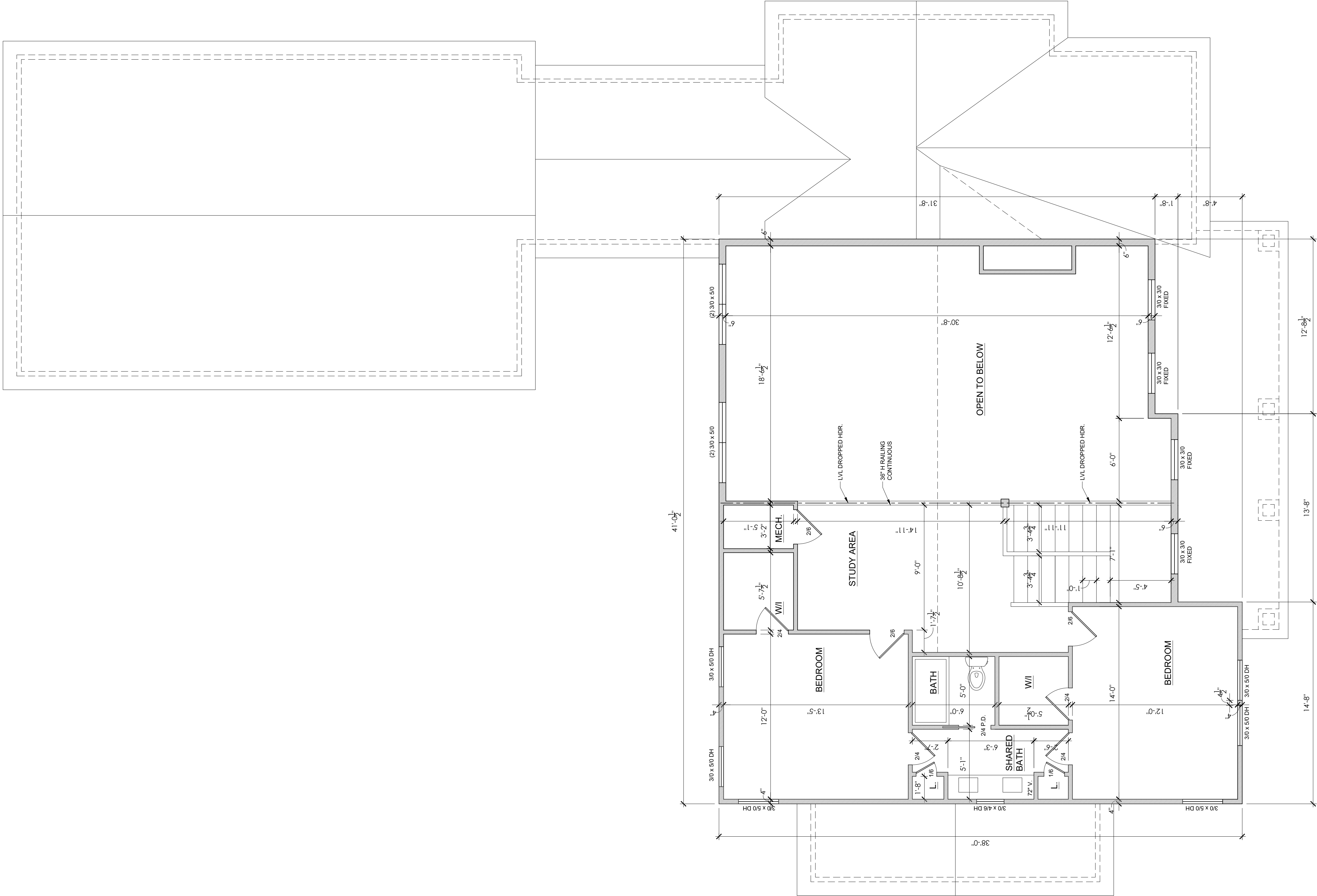
SHEET NUMBER

A100

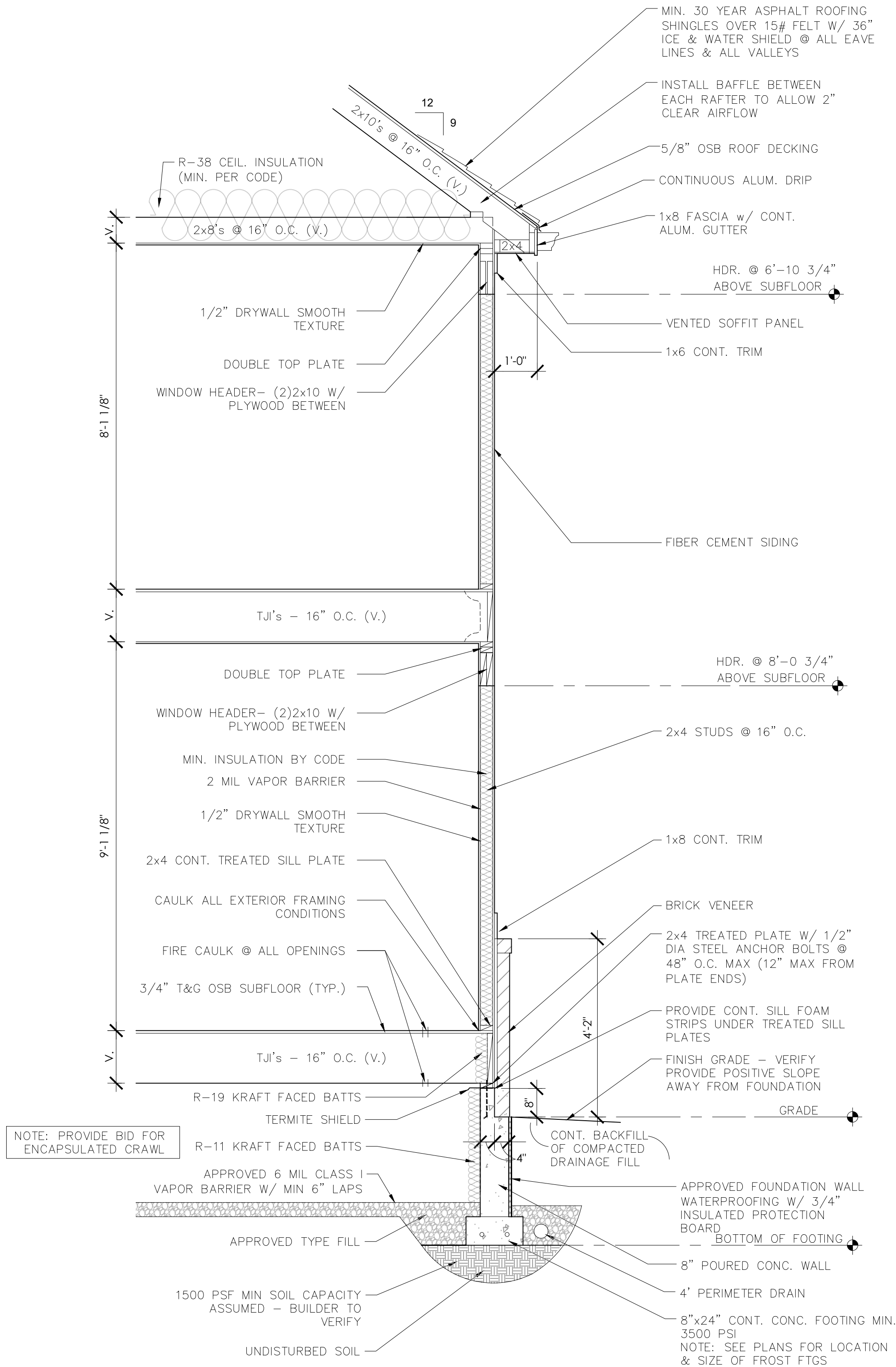


First Floor Plan
1/4" = 1'-0"

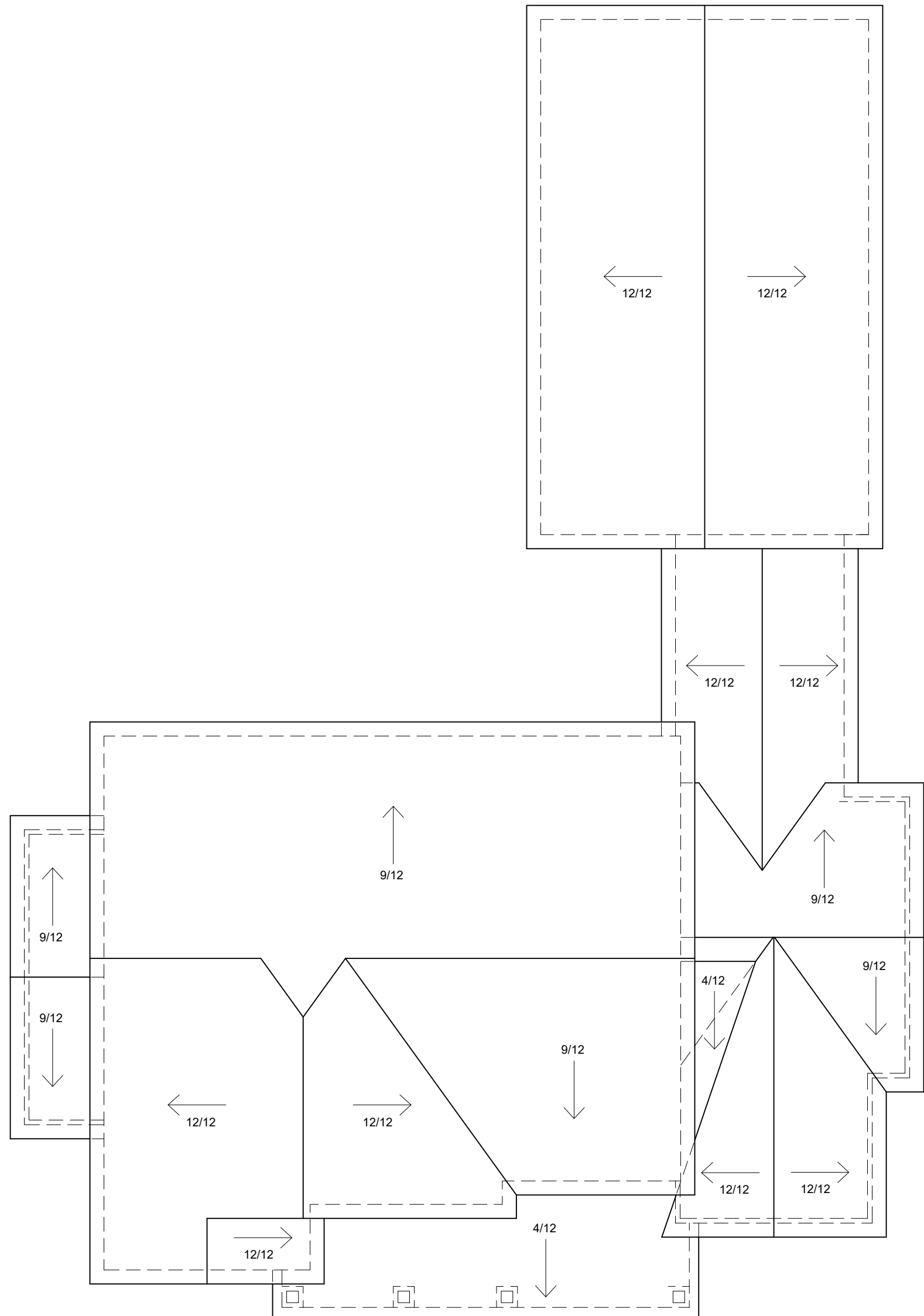
2292 S.F. FINISHED
888 S.F. GARAGE
210 S.F. FRONT PORCH
276 S.F. REAR DECK



Second Floor Plan
1/4" = 1'-0" 712 S.F. FIN.



Typ. Materials Section
1/2" = 1'-0"



Roof Plan
1/8" = 1'-0"



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Docket: BZA-0526-12-AG

Petitioner: Samuel & Krisha Adams

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

Docket No. BZA-0526-12-AG

Petitioner Name: Samuel & Krisha Adams

Property Size: .56 acres

Current Zoning: AG

Location: 6524 E 241st Street, Cicero, IN 46034

Background Summary: Petitioner approached this office with plans to demo an existing structure and build new. Since he was deciding to move substantially the new structure, we decided that a setback Variance was required even though the existing structure doesn't meet setbacks either.

Preliminary Staff Recommendations: Staff recommends approval.

Zoning Ordinance Considerations: A legal non-conforming issue exists in this case due to the parcel being under the minimum lot size which would normally declare the parcel unbuildable. A single family home has been present on the site since the 40's. This use remains unchanged and the new use does increase the non-conformity because it's the same use.

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



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Current Property Information:

Land Use: One Family Dwelling Platted

Site Features: .56 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:

This parcel is surrounded by farm ground, no drains present on the property and will have minimal impact on adjoiners.

Findings of Facts/Decision Criteria:

The setbacks applied for here are no worse than what was there before. I considered calling it legal non-conforming but since they are rebuilding, they have an opportunity to meet standards by building a different structure which would meet setbacks. In order to do that though and keep the same square footage, they would need to build a much longer but narrower structure on the same lot. The design presented is the design that works for their family and therefore necessitated the Variance request.

Petitioner Samuel & Krisha Adams



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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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:

*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.*

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Findings of Facts:

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

April 2026

Permit Revenue: April 2026 = \$7,521 YTD: \$42,011

April 2025 = \$5,214 YTD: \$14,652

Difference: Month = +\$2,307 YTD: +\$27,359

We have issued a total of 44 building permits for April 2026.

30 have been inside the corporate limits (0 new homes).

We have issued 14 in Jackson Township (of which, 1 is for a new home).

We have issued 6 ROW/Extensions in total

Estimated Cost of projects permitted \$956,869.

The Planning Commission meeting will be on May 13th, 2026. The next BZA meeting is scheduled for May 21st, 2026. We paused Frontier installation on 2 permits to allow the Utility guys to keep up with their Spring tasks. Frontier has agreed to use only flush mount hand holes Town wide and has removed many of the top portions already. I attended the Hand Suburban Housing Conference last month to discuss changing housing needs across the region.

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

At your service!

Frank Zawadzki