



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

July 16th, 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

June 18th, 2026

3. Old Business:

Docket No: BZA-0626-17-AG

Petitioner: PTV Holdings/Vondersaar

Petitioner's Address: 25185 SR-19, Arcadia, IN 46030

A Land Use Variance application has been submitted regarding the property located at 25185 State Road 19, Arcadia, IN 46030 concerning Article 3.1 "AG" standards of the Cicero/Jackson Township Zoning Ordinance in order to: allow a professional office in the "AG" district. Whereas a professional office is not a permitted use or a special exception in the "AG" district.

4. New Business:

Docket No: BZA-0726-20-R3

Petitioner: James & B'jay Currier

Petitioner's Address: 22111 N Mill Creek Road, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22111 N Mill Creek Road, Cicero, IN 46034 seeking relief from Article 7.5 Accessory Structure Standards AS-02 of the Cicero/Jackson Township Zoning Ordinance in order to: allow an accessory structure in the front yard. Whereas Article 7.5 AS-02 states that an accessory structure shall only be to the side or rear of the primary structure.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-0726-21-R3

Petitioner: James & B'jay Carrier

Petitioner's Address: 22111 N Mill Creek Road, Cicero, IN 46034

A Development Standards Variance Application has been submitted regarding the property located at 22111 N Mill Creek Road, Cicero IN, 46034 seeking relief from Article 7.22 Architecture Standards (AR) of the Cicero/Jackson Township Zoning Ordinance in order to: not use brick or natural cut stone on an accessory structure.

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

6. **Chairperson's Report:**

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

8. **Board Member Comments:**

9. **Next Planned Board of Zoning Appeals Meeting:**

August 20th, 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 Meeting Minutes

June 18th, 2026

7:00pm

Roll call of Members:

Present:

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

Absent:

Harrison Massonne
Aaron Culp-Legal Counsel

1. Declaration of Quorum- Chairman Bockoski declared a quorum with 4/5 members present. Continued by explaining to the petitioners' options since it was not a full board. If they want to reschedule for a full board they can do so, they can continue knowing that they must get 3 votes for a passing vote.

2. Approval of Minutes:

Mr. Zell made a motion to approve BZA minutes from June 18, 2026, meeting as submitted. Mr. Berry second. All present in favor.

3. Old Business: No old business.

Chairman Bockoski instructed the public that the BZA is a quasi-judicial branch of the local government. The Board will be discussing items on the docket and the issues/stipulations to consider for those items. All comments and questions should be addressed to the Board members as opposed to other members of the audience or the petitioner. Attendants must sign in, sheet is at the door, if intending to speak tonight. Each attendant must state their name and address for the record upon visiting the podium. Each person is limited to three minutes to speak. Each docket typically has a portion set aside for public hearing. If a person has expressed same comments it is not necessary to repeat comments in their entirety but simply agree with statement in deference of time. Remind everyone that we make all motions in the affirmative however that may not be the way we vote.

4. New Business:

Chairman Bockoski stated there are three dockets for the same petitioner. We will read all into the record, discuss together and vote separately.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0626-14-R5

Petitioner: John & Amy Stanley

Property Address: 989 S. Pearl Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 989 S Pearl Street, Cicero, IN 46034 seeking relief from Article 3.12 of the Cicero/Jackson Township Zoning Ordinance in order to: allow an accessory structure to be twenty (20) feet in height. Whereas Article 3.12 states that an accessory structure shall be a maximum of sixteen (16) feet in height.

Docket: BZA-06-15-R5

Petitioner: John & Amy Stanley

Property Address: 989 S. Pearl Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 989 S. Pearl Street, Cicero, IN 46034 seeking relief from Article 7.5 AS-02 of the Cicero/Jackson Township Zoning Ordinance in order to: allow an accessory structure to be in the front yard. Whereas Article 7.5 AS-02 states that an accessory structure shall be to the side or rear of the primary structure.

Docket: BZA-0626-16-R5

Petitioner: John & Amy Stanley

Property Address: 989 S. Pearl Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 989 S. Pearl Street, Cicero, IN 46034 seeking relief from Article 7.15 ED of the Cicero/Jackson Township Zoning Ordinance in order to: all a drive to be thirty-five (35) feet from an intersection. Whereas Article 7.15 ED states that a drive shall be one hundred fifty feet (150) from any intersecting road, if along a local road.

John Stanley and Amy 16365 St. Road 38 East, Noblesville. Property purchased is 989 S. Pearl Street across from the library. From small towns and want to move from the country, several friends in the community and love Cicero. Purchased older home. We have motor home and trailer and want to build garage to put the motor home in when not traveling and out of elements. The third thing is a home generator, and if in the back the neighbors will all hear it. If it is running, the library would not be open. While we have not had one, we want one. Driveway is 40 ft from intersection, measured and none of the neighbors are 150 feet from the intersection. Have discussed with all the neighbors to prevent surprises. No negative feedback from the neighbors.

Mr. Zell questioned the first petition is the garage we are talking about, is that correct? Answer: Yes. The second petition is for the generator, as an accessory structure. And Third is the house drive. Mr. Zawadzki stated correct. Mr. Thomas questioned where the generator is to be located. Mr. Stanley used monitor to describe the location. Friend has one that comes on every Saturday for five minutes, does startle me but only lasts five minutes. Mr. Zell questioned if there would be a privacy fence around it. Mr. Stanley stated he wasn't planning on it but could put scrubs around it to screen



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

it. Mr. Zell expressed concern for visibility. Mr. Stanley explained that it is in an alcove which limits visibility and does look like an air conditioner. Mrs. Stanley stated they had discussed evergreens. Mr. Zell clarified the height is for the RV, keeping it off the street as well. Mr. Stanley stated the garage will match/compliment the house. Mr. Berry questioned the driveway, assuming paved? Mr. Stanley stated either paved or concrete. Mr. Berry asked since close to the intersection are you planning any pillars or such at the end of the drive. Mr. Stanley stated no, just flat, but we are the only one on Pearl that can have a mailbox. The mail lady stated it goes on Brinton. Mr. Stanley stated hoping to have a drive that can turn around in, for safety. Chairman Bockoski questioned where the door will be to the garage. Mr. Stanley stated through the alley. Mr. Thomas clarified the door is not facing Brinton Street? Mr. Stanley stated it is but have enough room to exit garage to the alley. Discussion of the cost of concrete and options for blocks with grass.

Mr. Zell made motion to open to public for comments on items from the Stanley's. Mr. Thomas second. All present in favor.

No one stepped to podium from the public.

Mr. Zell made motion to close the public hearing on these items. Mr. Thomas seconded the motion. All present in favor.

Chairman Bockoski asked if any questions from the Board, adding that we discussed some type of barrier on Brinton St. side to the generator. Discussion on sidewalk, options if a stipulation. Chairman Bockoski questioned Mr. Stanley was going to have any utilities in the barn, any living quarters, or running of a business from the structure. Mr. Stanley answered only electric to be able to charge and have lights. Mr. Thomas questioned the width of the driveway to the barn. Mr. Stanley answered coming out of barn is 30 feet wide, not going to put the whole width-20 feet out to the alley.

**Mr. Zell made a motion to approve BZA-0626-14-R5 as presented. Mr. Berry second.
Mr. Bockoski-approve, Mr. Berry-approve, Mr. Thomas-approve, Mr. Zell-approve. 4-0**

**Mr. Zell made a motion to approve BZA-0626-15-R5 as presented with following stipulation:
landscaping to be installed around the generator to improve the aesthetics. Mr. Berry second.
Mr. Berry-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Thomas-approve. 4-0**

**Mr. Zell made a motion to approve BZA-0626-16-R5 as presented. Mr. Berry second.
Mr. Thomas-approve, Mr. Zell-approve, Mr. Berry-approve, Mr. Bockoski-approve. 4-0**

Docket: BZA-0626-17-AG

Petitioner: Vondersaar Homes

Property Address: 25185 St. Rd 19, Cicero, IN 46034

A Land Use Variance application has been submitted regarding the property located at 25185 St Rd 19, Arcadia, IN 46030 concerning Article 3.1 "AG" standards of the Cicero/Jackson Township Zoning Ordinance in order to: allow a professional office in the "AG" district. Whereas a professional office is not a permitted use or a special exception in the "AG" district.



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Mr. Zawadzki asked for motion to table Docket No. BZA-0626-17-AG until next BZA meeting, which is July 16th, 2026, at Town Hall in Cicero. Notice was not in time.

Mr. Thomas made a motion to table BZA-0626-17-AG as requested. Mr. Zell second. All present in favor.

Chairman Bockoski stated will address the next two petitions together and vote separately.

Docket: BZA-0626-18-NC

Petitioner: Antica Italia/Wendy Gilbert Reed/ Troy Reed-Scott Schuler

Property Address: 770 S. Peru Steet, Cicero, IN 46034

A Development Standard Variance application has been submitted seeking relief from Article 10.5 Sign Standards of the Cicero/Jackson Township Zoning Ordinance, regarding the property located at 770 S. Peru Street, Cicero, IN 46034 to: allow a monument sign to be five (5) feet from the property line. Whereas Article 10.5 Sign Standards states that a monument sign shall be a minimum ten (10) feet from the property line in the Neighborhood Commercial District "NC".

Docket: BZA-0626-19-NC

Petitioner: Antica Italia/Wendy Gilbert Reed/ Troy Reed-Scott Schuler

Property Address: 770 S. Peru Street, Cicero, IN 46034

A Development Standards Variance application has been submitted seeking relief from Article 4.2 Neighborhood Commercial District Standards of the Cicero/Jackson Township Zoning Ordinance regarding the property located at 770 S. Peru Street, Cicero, IN 46034 in order to: allow the lot coverage to exceed 60% whereas Article 4.2 states that the lot coverage shall not exceed 60% in the Neighborhood Commercial District "NC".

Troy Reed 1166 Hollyberry Circle, Fishers, IN, and wife Wendy Gilbert Reed same address.

Chairman Bockoski stated it has been read into record, please tell us why the sign needs to be five feet from the property line. Mr. Reed if the sign is 10 feet from the walkway, it leaves only 2 feet from the doorway. Asking for 5 feet from sidewalk, photos shown with plywood demonstrating what it would look like and to depict what it would look like traveling Peru St. Showing that does not impede the view. Sign is 6ft tall and width is 6ft, plywood used is 4 feet wide, but the two feet would be towards the building. Photos used to show a similar sign not the actual sign, will be able to read on both sides.

Chairman Bockoski questioned the need to exceed the lot footage. Mr. Reed stated that is for the patio. It is on the other side of the walkway (northside). Size is 18 feet 1.75 inches, 14 ¾ east west, leaving approximately 6 feet of grass. Drawings used. Mr. Reed continued adding that the patio would be next year. Mrs. Gilbert-Reed stated wanted to get all approvals now. Chairman Bockoski asked Mr. Zawadzki without the patio, what percentage of that lot is covered already. Mr. Zawadzki guessed approximately 70%. Mr. Zell clarified that the outdoor seating was already approved. Mr. Thomas questioned if would be using basic concrete or anything more for the aesthetics. Mr. Reed answered printed concrete but be able to match the sidewalk. (pictures used). Mr. Thomas questioned if there was any issues with drainage. Mr. Zawadzki stated haven't had any issues in



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town and do not feel it would be an issue. Chairman Bockoski stated we don't have to ask about hours of operations, lighting etc. because we have already reviewed. Mr. Reed stated recent material that they coat and pour so water would run through, this might be an option if water is an issue. Mr. Zawadzki stated if that would be an issue after construction, he would reach out and action to be taken if impacting neighbor's property.

Mr. Zell made motion to open meeting to public on these two dockets. Mr. Berry second. All present in favor.

No public present, nothing to read in.

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

Chairman Bockoski asked if any further questions by Board members, if not will entertain a motion.

Mr. Thomas made motion to approve Docket No. BZA-0626-18-NC as presented. Mr. Berry seconded the motion.

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

Mr. Thomas made motion to approve Docket No. BZA-0626-19-NC as presented. Mr. Berry seconded the motion.

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

Chairman Bockoski stated all approved, look forward to you getting open.

Mr. Berry asked if dog friendly patio. Answer was sure. Mr. Thomas asked open time. Mr. Reed stated one more issue, but hopefully mid-July.

Letters & Email Notification(s) Modification of Procedure-Chairman Bockoski turned over to Mr. Zawadzki. Mr. Zawadzki stated we have discussed procedures for reading of letters at several meetings. This was a feature added during Covid, no longer needed and Plan Commission has already adopted the change to procedure to make part of their Rules of Procedure. Asking for motion to do the same here tonight. We will remove language from Rules of Procedures and add when/how handled. Mr. Zawadzki reminded that the letters would be part of packets if received before packet time. They will be part of Listserv, public communication service, by 10:00 the following day from the hearing. Copies of the letters at hearing itself. Need a motion to adopt.

Mr. Zell made a motion to approve the Rules of Procedure as presented by Mr. Zawadzki. Mr. Berry seconded the motion.

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

Mr. Berry asked if it was immediately effective. Mr. Zawadzki clarified he would check with Mr. Culp. Chairman Bockoski stated he thought it would be effective after verbiage was changed in notices.

5. **Plan Director's Report:** Mr. Zawadzki summarized report as follows. Permit revenue for May 2026 was \$5697 and YTD \$47708. Compared to May 2025 of \$4629 and YTD \$17906.



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This is difference of +\$1068 and YTD + \$17906. Permits issued 34- of which 22 in Town, zero new homes, additional 12 in Township and 1 new home. One right-a-way permit extended. Estimated costs of projects permitted was \$1,408,535.

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

7. **Legal Counsel's Report:** No report.

8. **Board Member Comments:** Mr. Zell stated he had questions for Mr. Culp but will save for next meeting. Mr. Berry stated he has a complaint, but this is wrong forum for it, we talked about the utilities. It has been said that the boxes if still in use have to stay in place. Mr. Zawadzki stated that is correct. Mr. Berry stated those boxes look terrible, rusty, falling apart. Is it possible to require the owners (not the property owners) to be fixed, painted etc.? Chairman Bockoski added they don't fit the environment they are in. Mr. Zawadzki stated he can't make promises but will address. Mr. Berry added that when Frontier came out they cut the neighbors Comcast line, Comcast comes out and replaces but why don't they grab the old line? If getting full why not eliminate? Mr. Zawadzki stated with the new permit system, they are required to removed old stuff. Problem is there are still a lot of folks using landlines, which is Frontier. It is part of the process with the new permit system.

9. **Next Planned Board of Zoning Appeals Meeting:**

July 16th, 2026

10. **Adjournment:**

Mr. Zell made motion to adjourn. Mr. Berry 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



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PLAN COMMISSION**

Harrison Massonne – 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)**

**CICERO/JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT**

MAY 12 REC'D

VARIANCE APPLICATION

RECEIVED

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0626-17-AG	
☐ Development Standards	☐ Special Exception	Date of Application: 05/12/2026	
☒ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$750.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 06/18/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: PTV Holdings LLC.			
Property Address: 25185 SR-19			
City: Arcadia		State: IN	ZIP Code: 46030
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax: [REDACTED]			
Project 25185 SR-19		State: IN	ZIP Code: 46030
Address: [REDACTED]		Subdivision:	
City: Arcadia		Telephone: [REDACTED]	
Parcel: 03-03-30-00-00-032.000		Fax:	
General Contractor: Vondersaar Home Inc.		Cell Phone:	
Address: [REDACTED]		Email: [REDACTED]	
City: Cicero		State: IN	ZIP Code: 46034
Variance Request: Land Use for professional office.			
Commitments/ Conditions Offered:			
Remove existing primary structure and professional use only, not commercial retail.			
Code Section Appealed:			



*The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment thorough 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)

Petitioners List of Findings

The landowner is requesting a Land Use Variance to construct a barndominium-style professional office building. PTV Holdings LLC and Vondersaar Homes, Inc. are owned by Paul and Tia Vondersaar, Cicero residents. The building will serve as the new corporate office for Vondersaar Homes, Inc. and may also house other professional service providers, such as a real estate agent, insurance agent, or financial planner. It will not occupied for commercial retail, operate only during normal business hours, and is expected to generate minimal traffic. Its design will complement the surrounding farmland and preserve an agricultural character.

Upon approval of the Land Use Variance, the existing home will be removed from the property. This will enhance the appearance and values for surrounding property owners.

Vondersaar Homes, Inc is a local builder and developer with more than 30 years of experience. Our goal is to improve this property and enhance the value of nearby properties. We have completed previous projects in Cicero that replaced older buildings with new construction or improved existing structures. These projects have received positive feedback from town officials and the community.



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, this will be an improvement to the existing structure on the property.

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 values will increase with the new structure and overall improvement and maintenance of the property.

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 property is zoned AG which does not allow for a commercial property, but does allow for barns and some light commercial applications.

The style of the buildings on the property will stay with the AG designation to help preserve the current zoning and the light amount of traffic will not be any more than a residential home that is allowed on the property.

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, it is not rezoning the property.

This criterion has / has not been met.

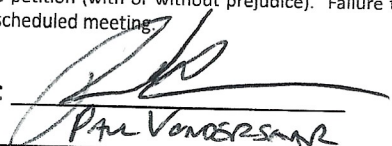
- 5 **The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.**

Finding of Facts: Yes, it cannot be used for professional use. There are other properties in the similar situation that have been approved for light commercial use.

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: 

Print: Paul Vandersaen

Date: 5-12-26

RETRACEMENT SURVEY

PART OF THE N.W. QUARTER, SECTION 30, TOWNSHIP 20 NORTH, RANGE 5 EAST
JACKSON TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION

LAND SITUATED IN THE STATE OF INDIANA, COUNTY OF HAMILTON AND DESCRIBED AS FOLLOWS:
A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY (30), TOWNSHIP TWENTY (20) NORTH, RANGE FIVE (5) EAST, DESCRIBED AS FOLLOWS:
BEGINNING 1913.8 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION A POINT ON THE CENTER OF STATE ROAD NO. 19; THENCE CONTINUING ON SAID CENTER LINE 144.7 FEET TO A POINT; THENCE EAST 373 FEET ALONG FENCE LINE TO AN IRON PIN; THENCE NORTH 149 FEET ALONG FENCE LINE TO AN IRON PIN; THENCE WEST ALONG FENCE LINE 361 FEET TO THE CENTER LINE OF STATE ROAD NO. 19 TO THE PLACE OF BEGINNING.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 20230008042. THE HISTORIC DEED CALLS OUT THE EXISTING FENCE LINE AS THE BOUNDARY OF THE SUBJECT PAC EL.. THE SURVEY SHOW MEASURED VS. DEEDED DISTANCES.

BASIS OF BEARING: DEED BEARING

CONTROLLING MONUMENTS:

- 100 N.W. CORNER, N.E. 1/4, N.E. 1/4, SECTION 30-20-5
HARRISON MARKER FOUND (PER CO. SURVEYOR REFERENCE)
- 101 S.W. CORNER, N.E. 1/4, N.E. 1/4, SECTION 30-20-5
HARRISON MARKER FOUND (PER CO. SURVEYOR REFERENCE)
- 102 N.E. CORNER, N.E. 1/4, SECTION 30-20-5
HARRISON MARKER FOUND (PER CO. SURVEYOR REFERENCE)

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE WEST IS THE IMPROVEMENTS OF STATE ROAD #19. POSSESSION TO THE NORTH, EAST AND SOUTH IS TO THE EXISTING FENCE LINE.
2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C 0042G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014.)
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS ON 2-12-26.
4. THE SURVEY HEREIN DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.
5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR THE ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

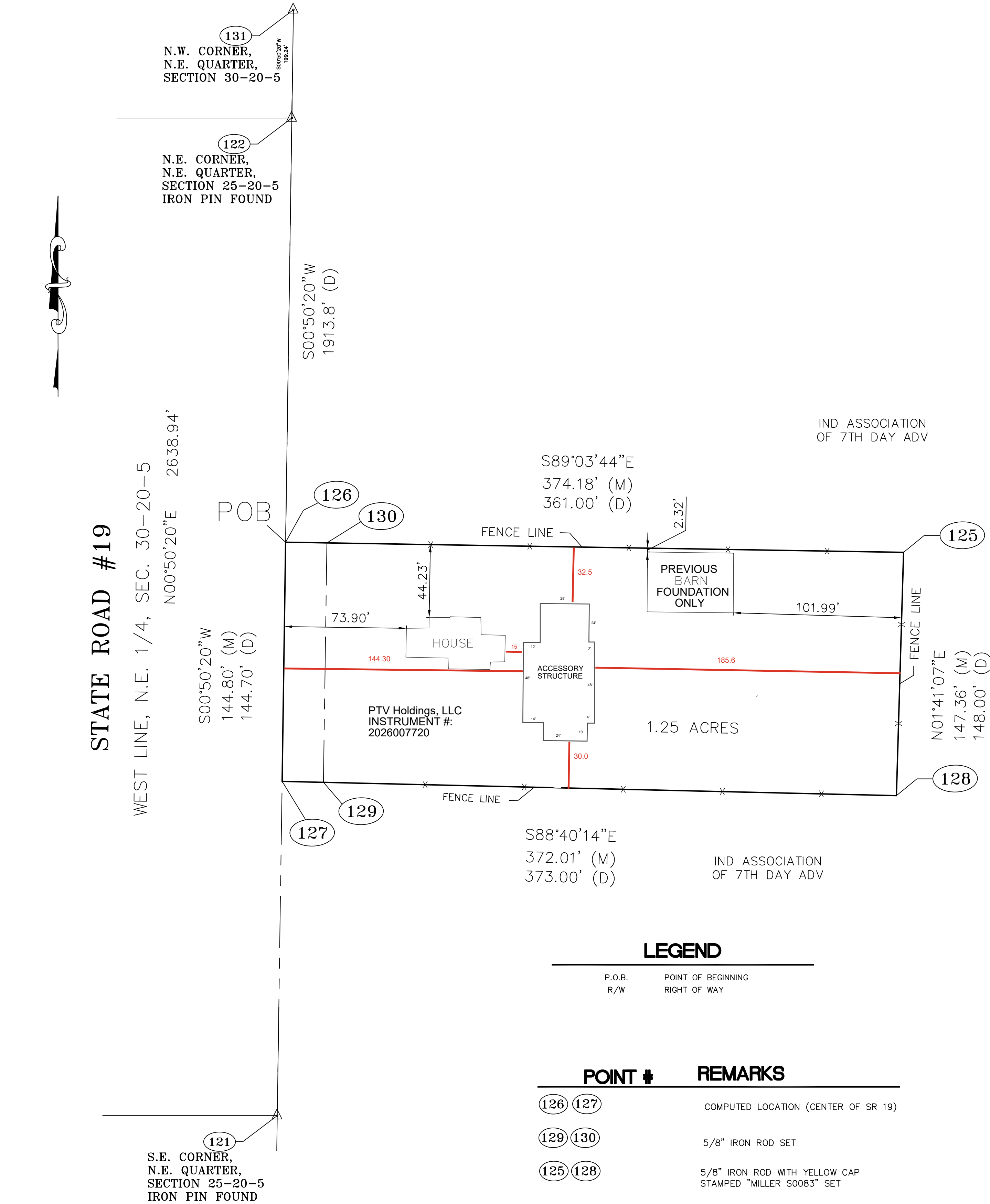
VICINITY MAP
NOT TO SCALE



THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.



LEGEND

P.O.B. POINT OF BEGINNING
R/W RIGHT OF WAY

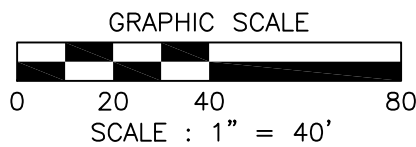
POINT # REMARKS

- 126 127 COMPUTED LOCATION (CENTER OF SR 19)
- 129 130 5/8" IRON ROD SET
- 125 128 5/8" IRON ROD WITH YELLOW CAP
STAMPED "MILLER S0083" SET

FLOOD ZONE DEFINITION

ZONE EXPLANATION
"X" AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C 0042G AREA IN ZONE "X" MAP DATED NOVEMBER 19, 2014.



GRAPHIC SCALE 0 20 40 80 SCALE : 1" = 40'			2-17-26 DATE:	
REVISIONS			R.L.S. LS20400007	
REV. DATE	BY	DESCRIPTION	MILLER SURVEYING INC. 948 CONNER STREET NOBLESVILLE INDIANA 46060 PH. # (317) 773-2644 FAX 773-2694	
LOCATION: PART OF THE NORTHEAST QUARTER, SECTION 30, T20N, R5E JACKSON TWP., HAMILTON COUNTY, INDIANA			DRAWN BY: LRL	PREPARED BY: KNA
FIELD WORK COMPLETED: 2-16-26			SCALE: 1" = 40'	FIELD BOOK: D.C.
CLIENT: RAUL VONDERSAAR			DATE: 2-17-26	PAGE: D.C.
DESCRIPTION: RETRACEMENT SURVEY			JOB NUMBER	SURVEY 4 FILE:
			B42498	

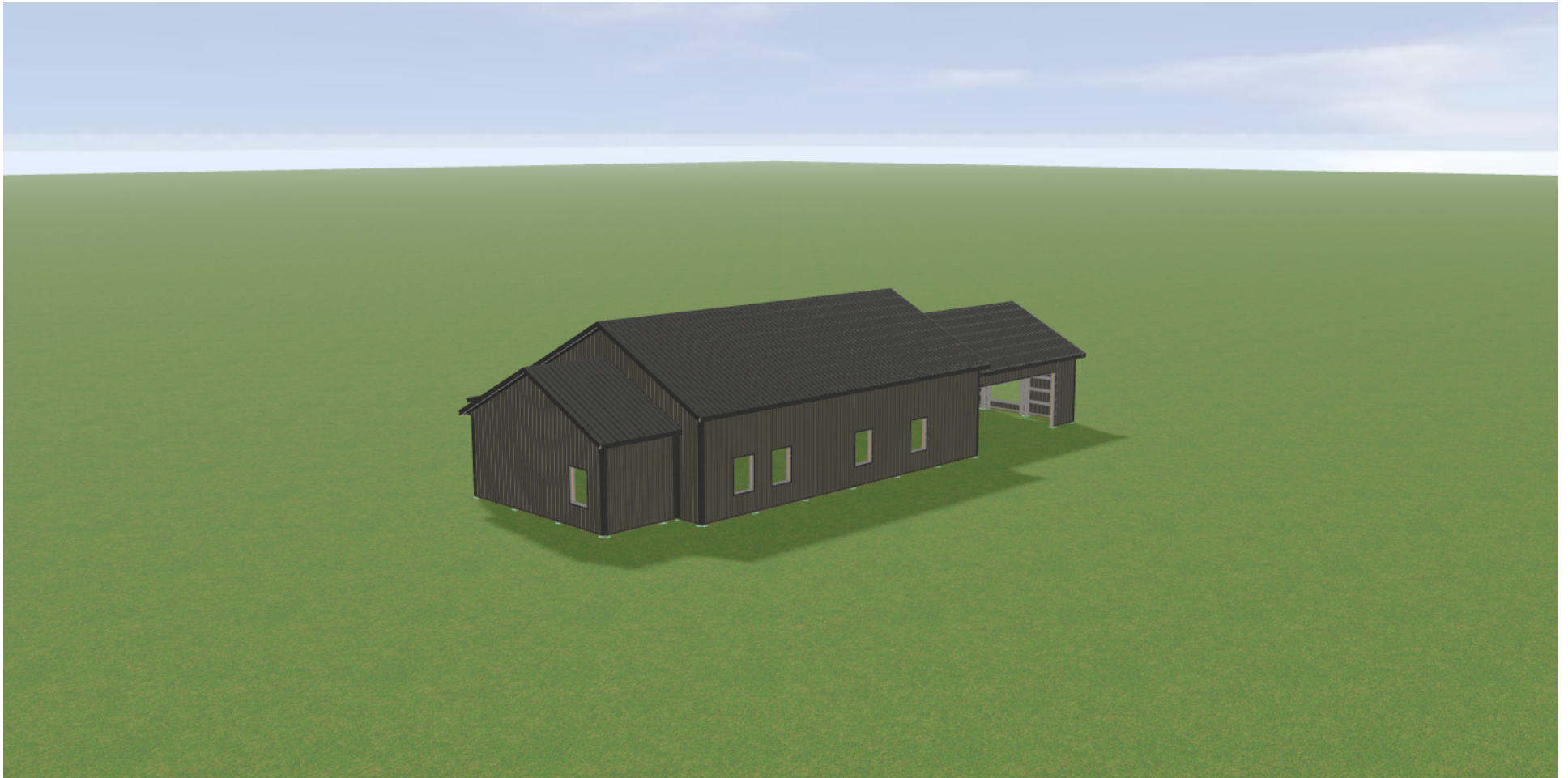
Iso 1

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



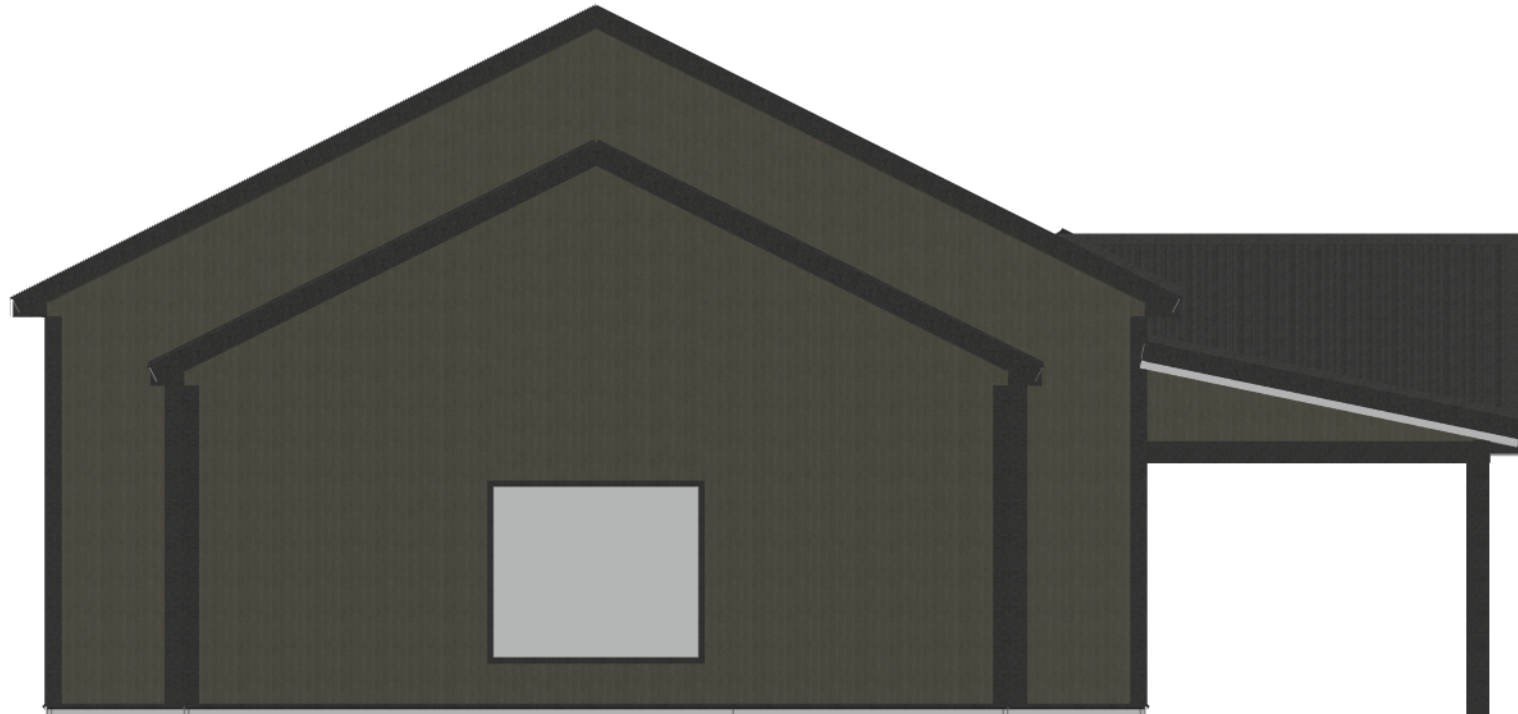
Iso 2

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



Front Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



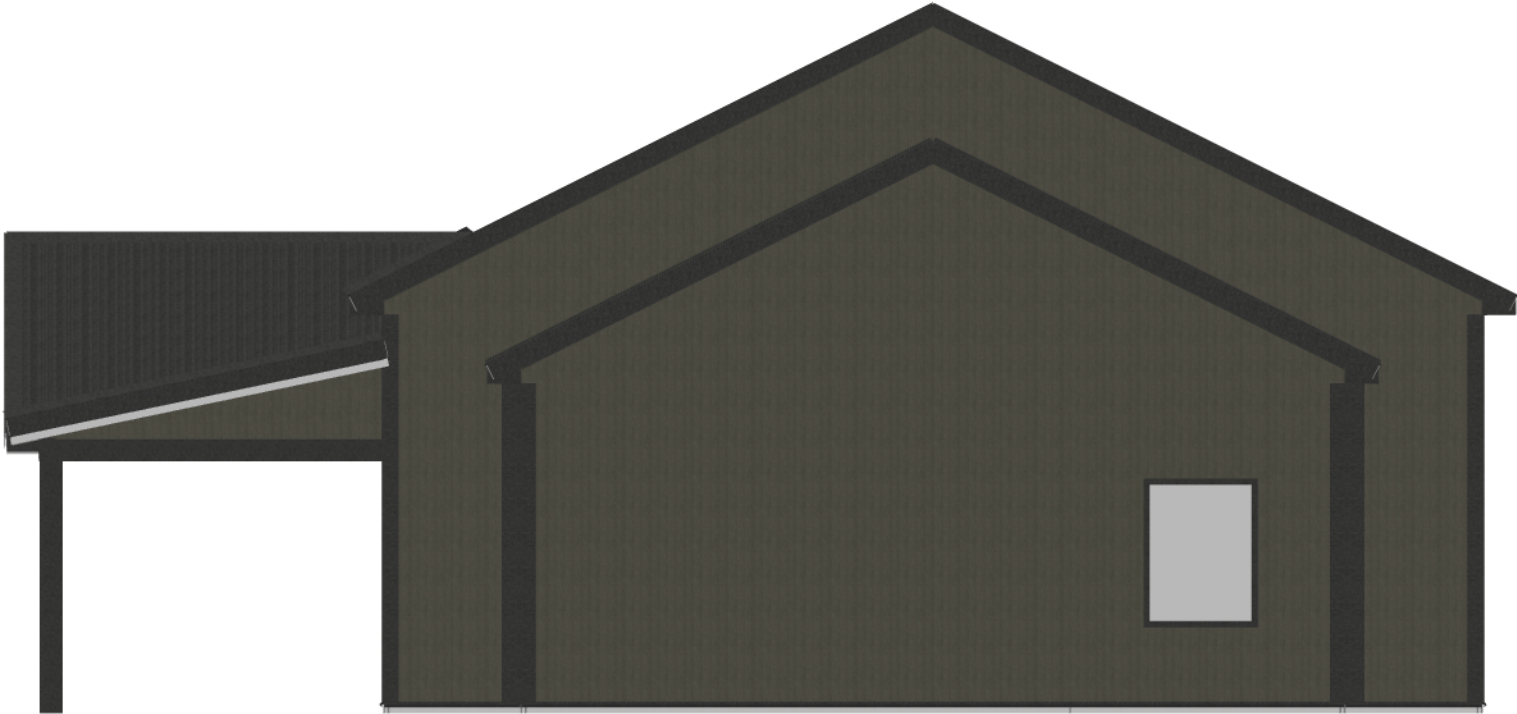
Left Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



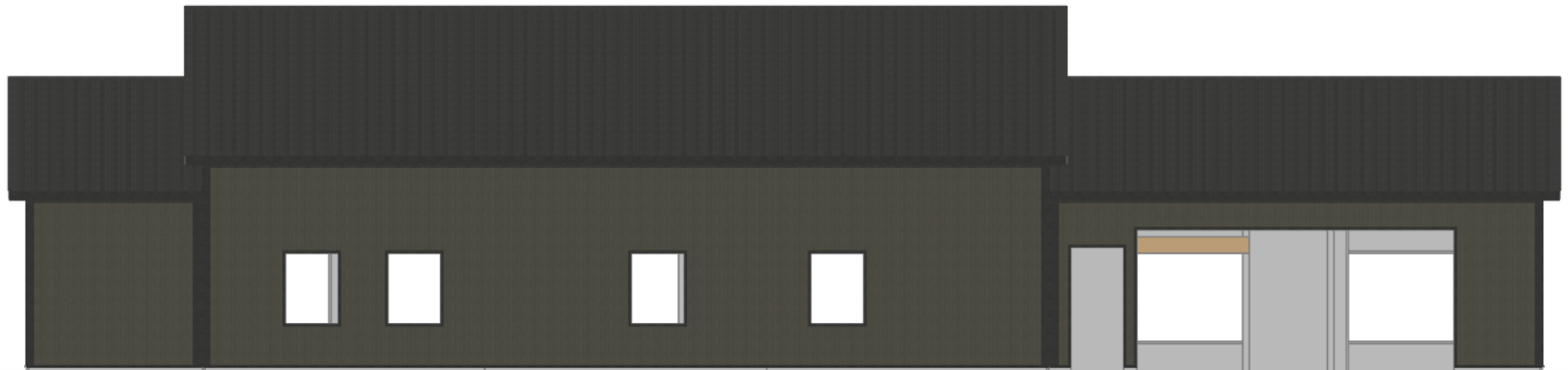
Back Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



Right Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



Docket: BZA-0626-17-AG

Petitioner: PTV Holdings

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0626-17-AG

Staff: Frank Zawadzki

Applicant: PTV Holdings LLC

Property Size: 1.24 acres

Current Zoning: AG

Location: 25185 State Road 19, Arcadia, IN 46030

Background Summary: Petitioner bought the property and was unsure of his desires for it. Possibly renovate existing, possibly demo and build new, possibly seek Variance to use as an office space for his home building business. Has opted for the latter. The building currently under construction could be used for any purpose including single family residential.

Preliminary Staff Recommendations: Staff not opposed to approval.

Zoning Ordinance Considerations: C2 zoning close nearby. Variance was granted to property south of his for a restaurant. (Yeery)

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: 1.24 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:

No aesthetic review will be required here.

Findings of Facts/Decision Criteria: Petitioner will need to demonstrate a hardship here.



**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: _____

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 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: _____

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: _____

This criterion *has / has not* been met.

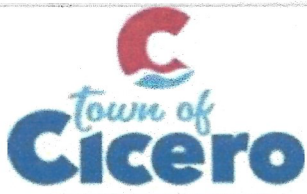
Board of Zoning Appeals Options:

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: _____

Date: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

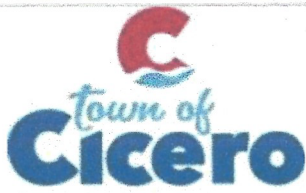
CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

JUN 12 REC'D

VARIANCE APPLICATION

RECEIVED

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0726-20-R3	
☒ Development Standards	☐ Special Exception	Date of Application: 06/12/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 07/16/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: James E and Barbara Jean Currier			
Property Address: 22111 N Mill Creek Rd			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: [REDACTED]		E-mail: [REDACTED]	
		Fax:	
Project Address: 22111 N Mill Creek Rd		State: IN	ZIP Code: 46034
City: Cicero		Subdivision:	
Parcel:		Telephone:	
General Contractor:		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:
Variance Request: To put up a metal building on our property between the house and the roads N Mill Creek Rd, and 221st St			
Commitments/ Conditions Offered:			
Code Section Appealed:			



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

JUN 1 2 REC'D

VARIANCE APPLICATION

RECEIVED

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0726-21-R3	
☒ Development Standards	☐ Special Exception	Date of Application: 06/12/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 07/16/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: James E and Barbara Jean Currier			
Property Address: 22111 N Mill Creek Rd			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax:			
Project Address: 22111 N Mill Creek Rd		State: IN	ZIP Code: 46034
City: Cicero		Subdivision:	
Parcel:		Telephone:	
General Contractor:		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:
Variance Request: To put up a metal building on our property between the house and the roads N Mill Creek Rd, and 221st St			
Commitments/ Conditions Offered:			
Code Section Appealed:			



Petitioners List of Findings

We would like to erect a 30 X 40 steel building on our property between the house and the roads, N Mill Creek Rd and 221st Street. Since our property is heavily wooded, and since the building would be offset from the house, we believe it would be unobtrusive and minimally visible from the roads, if visible at all. Further, in entering the drive of the property, the house would still be the first structure visible, and the metal building would not detract from the overall appearance of the property.

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



**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:

Because the proposed building will be invisible to the public, it is doubtful that it will be any influence whatsoever on 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:

We propose to build a structure that will fit into the surrounding area in a way that will not detract from the natural beauty or the value of the area adjacent to the property. Since it will be virtually invisible from the road, there should be no adverse effects from its presence.

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 property is accessed by a drive that goes only to the house. The house and the yard are surrounded by woods, so to extend the drive to another location beyond the house would be impractical and expensive. Further, to meet the zoning architectural standards to build with the same materials as the house (brick) would be cost-prohibitive.

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:

We presume this proposed structure would present no substantial interference with the comprehensive plan mentioned.

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

- 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.** *Hardship: A difficulty with regard to one's ability to improve land stemming from the application of the development standards of this Ordinance, which may or may not be subject to relief by means of variance. In and of themselves, self-imposed situations and claims based on a perceived reduction of or restriction on economic gain shall not be considered hardships. Self-imposed situations include: the purchase of land with actual or constructive knowledge that, for reasons other than physical characteristics of the property, the development standards herein will inhibit the desired improvement; any improvement initiated in violation of the standards of the Ordinance; any result of land division requiring variance from the development standards of this Ordinance in order to render that site buildable.*

Findings of Facts:

This criterion *has / has not* been met.

Board of Zoning Appeals Options:

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

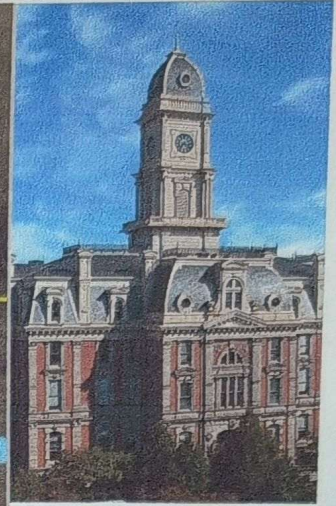
Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



Welcome to
Hamilton County,
Indiana

Help

Video Tutorial

Print How-To

FAQs

Contact GIS

Terms of Service

Resources

Park Finder

GeoHub

Explore in 3D

Selected features: 2

100 ft



Hamilton County Surveyor's Office Powered by Esri

(85)
N.W. CORNER
S.E. QUARTER
SECTION 10-19-4
P.K. NAIL FOUND

RETRACEMENT SURVEY

PART OF THE S.E. QUARTER, SECTION 10, TOWNSHIP 19 NORTH, RANGE 4 EAST
JACKSON TOWNSHIP, HAMILTON COUNTY, INDIANA

MATTHEW J AND STACEY A CORLEY
INSTRUMENT No. 2022028040

(87)

(8024)

N89°18'30"E
367.94'

(88)

ELECTRIC LINE EASEMENT TO P.S.I. MSC BK 134, PG 9

POSSIBLE 300.0' EASEMENT
TO PUBLIC SERVICE
COMPANY OF INDIANA PER
INSTRUMENT No.
2022028040

MILL CREEK ROAD

SOUTH LINE, SOUTHWEST QUARTER, SOUTHEAST QUARTER SECTION 10-19-4
S00°54'44"W 1125.80'

N00°54'30"E
612.80'

GARY LEPERE AND BARBARA LEPERE
INSTRUMENT No. 9129403
5.31 ACRES

S00°54'30"W
646.86'

GREGORY T AND DEBORAH KAY MITCHELL
INSTRUMENT No. 84-6882

(91)
S.W. CORNER,
N.W. QUARTER,
S.E. QUARTER,
SECTION 10,
T19N, R4E

N85°15'30"W
368.57'

S85°24'21"E 1401.13'

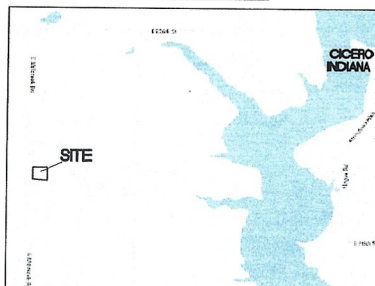
221ST STREET

(8021)

(89)

(161)
S.E. CORNER,
N.W. QUARTER,
S.E. QUARTER,
SECTION 10,
T19N, R4E

VICINITY MAP NOT TO SCALE



LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER 313.00 FEET TO THE CENTERLINE OF A 200 FOOT ELECTRIC LINE EASEMENT TO PUBLIC SERVICE INDIANA, RECORDED IN DEED RECORD 135, PAGES 9 AND 10, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE NORTH 88 DEGREES 24 MINUTES EAST ON THE CENTERLINE OF SAID EASEMENT 367.94 FEET TO THE NORTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN DEED RECORD 343, PAGES 75 AND 76 IN SAID OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER ON THE WEST LINE OF SAID REAL ESTATE 646.86 FEET TO THE CENTERLINE OF 21ST STREET; THENCE NORTH 88 DEGREES 10 MINUTES WEST ON THE CENTERLINE OF 21ST STREET 368.57 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON THE WEST LINE OF SAID SOUTHEAST QUARTER 612.80 FEET TO THE POINT OF BEGINNING.

POINT # REMARKS

(89)	MAG NAIL SET
(87)	MAG NAIL FOUND
(8021) (8024)	5/8" IRON ROD SET
(88)	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER 30083" SET

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C 0131H AREA IN ZONE "X" MAP DATED OCTOBER 18, 2019.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED BY THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION, IN RECORD DESCRIPTIONS AND PLATS, IN LINES OF OCCUPATION, AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-115). RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS. SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION, UNLESS OTHERWISE NOTED OR DEPICTED HEREON. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.25 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF THE WEST LINE OF THE LAND OF REAL ESTATE DESCRIBED IN INSTRUMENT #9129403

BASIS OF BEARING: ASSUMED BEARING

CONTROLLING MONUMENTS:

- (85) N.W. CORNER, S.E. 1/4, SECTION 10-19-4
HARRISON MONUMENT FOUND
- (91) S.W. CORNER, NW QUARTER S.E. 1/4, SECTION 10-19-4
MAG NAIL SET
- (161) S.W. CORNER, NW QUARTER S.E. 1/4, SECTION 10-19-4
RAILROAD SPIKE SOUND

IN MY OPINION, THERE IS 0.25 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE SOUTH IS THE IMPROVEMENTS OF 221 STREET. POSSESSION TO THE WEST IS IMPROVEMENT OF MILL CREEK ROAD.

NO TITLE GAP OR OVERLAP EXISTS

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" AS SAID TRACT PLATS BY SCALE OF COMMUNITY PANEL NUMBER 18057C 0131H OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA MAPS DATED OCTOBER 18, 2019.

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS ON 4-30-28.

4. THE SURVEY HEREON DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.

5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR THE ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW (K. NATHAN ALTHOUSE).

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISIONS	
REV. DATE	BY DESCRIPTION

GRAPHIC SCALE 0 20 40 60 SCALE: 1" = 40'		5-13-28 DATE	
REV. DATE BY DESCRIPTION		MILLER SURVEYING INC. 948 CORNER STREET NILES, INDIANA 46550 PH. # (317) 723-2644 FAX 723-2694	
LOCATION: PART OF THE SOUTHWEST QUARTER, SECTION 10, T19N, R4E, JACKSON TWP., HAMILTON COUNTY, INDIANA		DRAWN BY: L.S. PREPARED BY: J.M.A. SCALE: 1" = 40' FIELD BOOK: D.C. DATE: 5-13-28 PAGE: D.C. CLIENT: AMY ENGLER JOB NUMBER SURVEY # FILE: DESCRIPTION: RETRACEMENT SURVEY 842654	

221st Street View



From N Mill Creek Rd



Metal building would be placed where the small woodshed now sits (in the center of the picture to the left). This would require the removal of several small trees.

Approximate Appearance of Proposed Barn



Petitioner James & B'Jay Currier



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 James & B'Jay Currier



**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: _____



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

June 2026

Permit Revenue: June 2026 \$5,615 YTD: \$53,323

June 2025 = \$5,470 YTD: \$25,057

Difference: Month = -\$145 YTD: \$28,266

- We have issued a total of 33 building permits for June 2026.
- 25 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 8 in Jackson Township (of which, 0 has been for a new home).
- Estimated Cost of projects permitted \$901,236.

The Planning Commission scheduled for July 8th has been cancelled due to no business. The next BZA meeting will be on July 16th at Town Hall.

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

At your service!

Frank Zawadzki

Approval of Findings of Facts

Petitioner John & Amy Stanley



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:

unsafe No evidence presented of anything

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:

to be affected No property values deferred

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 height is dictated by the size of items needing the storage

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: _____

[Handwritten Signature]

Date: _____

6/18/20

Print: _____

Scott Bockas

Petitioner John & Amy Stanley



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

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

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

Findings of Facts:

Not injurious.

This criterion has / has not been met.

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

Findings of Facts:

Improves Value.

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:

Not needed

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: _____

Signature: _____

Print: _____

Date: _____

Petitioner John & Amy Stanley

Height of accessory structure (barn)



**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:

No hardship needs to be proven.

No other place to put the BARN.

Height of proposed building is not an issue. He needs it for an RV.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

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Decision: _____

Approve

Any Conditions Attached: _____

Signature: _____

S. N. Zell

Print: _____

Stephen N. Zell

Date: _____

6-18-20

Petitioner John & Amy Stanley



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 additional height 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:

This will not impact adjacent 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:

The storage of recreational vehicles would have to be outside in the elements.

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: 6-18-26

Petitioner John & Amy Stanley



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 injuries evidence 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 not determined
be affected in any manner

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 front yard is the only location that
is not directly adjacent to a neighbor that will be contacted
with sound

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: _____

Appeal

Any Conditions Attached: _____

Landscaping around generator

Signature: _____

[Signature]

Print: _____

Scott Borkowski

Date: _____

6/18/26

Petitioner John & Amy Stanley



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

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

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

Findings of Facts:

Not injurious.

This criterion *has / has not* been met.

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

Findings of Facts:

Will not affect 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:

Not needed

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:

Some sort of shrubbery or
something to hide the accessory structure
or generator

Signature:

[Signature]

Print:

Mark J. Thompson

Date:

6/18/26

Petitioner John & Amy Stanley

Allowing an accessory structure in front yard -



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Generator

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:

*- No hardship
- No other place to put that makes sense.*

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: Landscape around generator

Signature: A. N. Zell
Print: Stephen W. Zell

Date: 6-18-20

Petitioner John & Amy Stanley



**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 additional structure 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:

Adjacent property will not be impacted.

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

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

Findings of Facts:

This structure will keep the noise level down for a backup generator

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: Landscaping bushes or grass is required to help conceal the structure

Signature: Michael Berry
Print: Michael Berry

Date: 6-18-26

Petitioner John & Amy Stanley



**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:

to be adverse

Property Value not determined

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

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

Findings of Facts:

There is not a width that is 150 ft on the property from the intersection

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: _____

None/Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Sart Bockosko

Date: _____

6/18/26

Petitioner John & Amy Stanley



**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:

Will not be

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:

Improving neighborhood

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:

Not needed

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: _____

Signature: _____

Print: _____

Mark A. Thomas
Mark A. Thomas

Date: _____

6/17/24

Petitioner John & Amy Stanley

Driveway location to house



**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:

No other place to put in a driveway other than what petitioner proposes

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: _____

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

Date: 6-18-26

Petitioner John & Amy Stanley



**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 driveway is highly visible and 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:

Adjacent property will not be impacted.

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 lot size, location and the house design limits where the driveway can be practically located

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: 6-18-2026

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

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

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

Findings of Facts:

Not injurious is 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:

be affected

Property Value not proven to

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:

Sign inside the building

10 feet would put the

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]

Date: _____

6/18/26

Print: _____

Sgt Boekholz

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

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

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

Findings of Facts:

Not injurious

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

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

Findings of Facts:

None

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:

will not be able to view the sign
if follow the present ordinance
as written.

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: _____

Print: _____

Mark A. Thomas
Mark A. Thomas

Date: _____

6/18/06

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler

SIGN



**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:

The sign design and location is very nice and there isn't a better location that would allow customers to see it.

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: _____

6-18-20



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 sign location to provide safe visibility

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

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

Findings of Facts: Adjacent property will not be impacted

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

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

Findings of Facts: Without this proposed location, the sign cannot be easily seen from the road.

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 Berg
Print: Michael Berg

Date: 6-18-2026

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler



**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.

No negative impact

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.

No negative impact.

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:

NO DRAINAGE ISSUES EXPECTED

Petitioner would adjust to different patio stone if drainage issue surfaces.

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: 6-18-24

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler



**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 patio design will be safe and fit the area's 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 adjacent property will not be impacted

This criterion has has not been met.

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

Findings of Facts: Without approval, the patio design is not practical

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: 6-18-2026

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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

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

Findings of Facts:

*No evidence of safety being
any concern was 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 affect was
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:

*In order to meet Setback
Standards and paving requirements for seating, there is
no way to have less space paved/covered*

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: _____

Scott Backoski

Date: _____

6/18/26

Print: _____

Scott Backoski