CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda
August 20th, 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**
July 16th, 2026

3. **Old Business:**

4. **New Business:**
Docket No: BZA-0826-22-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 460340
A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 7.13 of the Cicero/Jackson Township Zoning Ordinance to: not have a deciduous shade tree for every ten (10) parking spaces. Whereas Article 7.13 states that there shall be one (1) deciduous shade tree per ten (10) parking spaces.

Docket No: BZA-0826-23-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 46034
A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 7.13 Cicero/Jackson Township Zoning Ordinance to exceed 30% of the parking spaces in front of the primary structure. Whereas Article 7.13 states that a maximum of 30% of the parking spaces shall be in front of the primary structure.

Docket No: BZA-0826-24-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 46034
A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the

Cicero/Jackson Township Zoning Ordinance to allow a one-story building. Whereas Article 5.30 states that building height shall be two (2) story minimum.

Docket No: BZA-0826-25-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 46034
A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow warehouse doors on the front façade and to face east. Whereas Article 5.30 states that no warehouse doors shall be allowed on the front façade facing east.

Docket No: BZA-0826-26-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 46034
A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow loading berths to face east and be in front of the building. Whereas Article 5.30 states that loading berths shall be oriented so as not to be visible from the east and be to the side or rear of a building.

Docket No: BZA-0826-27-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 46034
A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Articles 7.7 and 5.30 of the Cicero/Jackson Township Zoning Ordinance to: allow a reduction of plantings required in and around parking areas. Whereas: Articles 7.7 and 5.30 state that plantings shall be within fifteen (15) feet of the building façade and every twelve (12) feet.

Docket No: BZA-0826-29-C4
Petitioner: Cargo Loop/North Hill Realty
Petitioner's Address: 22275 N US 31, Cicero, IN 46034
A Special Exception Use application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 to allow automobile and truck storage (outdoor). Whereas Article 4.16 of the Cicero/Jackson Township Zoning Ordinance lists automobile/truck storage as a Special Exception Use in the "C4" district.

Docket No: BZA-0826-28-R1
Petitioner: Josh Wolfington
Petitioner's Address: 14 Point Lane, Arcadia, IN 46030
A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 to allow an accessory structure to be located in front of the primary structure. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be located to the side or rear of the primary structure in the "R1" district.

Docket No: BZA-0826-30-R1
Petitioner: Josh Wolfington
Petitioner's Address: 14 Point Lane, Arcadia, IN 46030
A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 to allow an accessory structure to be 4,928 square feet. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure may not exceed 65% of the finished floor area of the primary structure in the "R1" district.

Docket No: BZA-0826-31-R1
Petitioner: Josh Wolfington
Petitioner's Address: 14 Point Lane, Arcadia, IN 46030
A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 to allow an accessory structure to exceed twenty (20) feet in height. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall not exceed twenty (20) feet in height in the "R1" district.

Docket No: BZA-0826-32-R1
Petitioner: Josh Wolfington
Petitioner's Address: 14 Point Lane, Arcadia, IN 46030
A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 seeking relief from Article 7.22 Architecture Standards. Whereas Article 7.22 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall have brick or natural cut stone as the primary building material on all facades of accessory structures in the "R1" district.

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:**
   September 17th, 2026

10. **Adjournment:**

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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
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-**Chairman Bockoski declared a quorum with all five members present.

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 each of those items. All comments and questions should be addressed to the Board members. 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. Adding to everyone that we make all motions in the affirmative however that may not be the way we vote.

2. **Approval of Minutes**
Mr. Zell made a motion to approve the Minutes from BZA meeting on June 18th, 2026, as presented. Mr. Berry second. All present in favor.

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.
Mr. Zell made a motion to untable Docket No. BZA-0626-17-AG. Mr. Massonne seconded the motion. All present in favor.
Paul Vondersaar-looking at using the building as a professional office for our own business. Low traffic, no commercial or retail. Chairman Bockoski questioned how much traffic. Mr. Vondersaar

stated mostly ourselves, perhaps one or two a week. Chairman Bockoski questioned if a lot of equipment would be stored on site. Mr. Vondersaar stated no plans for it, if we decided to, we would build a storage building in the future. Have another building where equipment is stored. Pictures used to describe, Mr. Vondersaar stated trying to get rid of the house to the left. Adding stopped construction, it is a shell currently. Mr. Zell questioned if planning on other tenants. Mr. Vondersaar stated don't want to say no for the future but is not the current plan. Perhaps another low traffic business that would compliment our business. But nothing planned. Mr. Berry questioned if there are any living quarters in there. Mr. Vondersaar stated no. Mr. Zell questioned when do you anticipate completion date, assuming you get approvals. Mr. Vondersaar stated approximately three months out. Mr. Massonne questioned the drive/parking situation. Mr. Vondersaar stated one drive, a pull-off area where the existing house is, one or two parking spaces. And we would park in back. The north side of the building is a garage with access to the rear. Start off with concrete, with gravel behind the building. Mr. Zell questioned where do you do business out of now. Mr. Vondersaar from our home for years. This is to give more space as boys, Cooper and Phoenix have joined the business. Out of the coffee shop. Mr. Thomas questioned, the long-range plan is to keep as an office but if sold would it be sold as an office or a home. Mr. Vondersaar answered probably as it is, designed after a three-bedroom home. Plan for it to be an office. Not trying to flip it. Chairman Bockoski stated that location is a good one as explained, close to school and families. Questioned would be what happens when you outgrow it. Mr. Vondersaar replied, not going to outgrow it. There is a two-car garage that could be converted. If another building in the future it would be strictly for storage. Chairman Bockoski stated this could be converted to a home quickly. Mr. Zell questioned if going before the Plan Commission. Mr. Zawadzki stated it is not.

Mr. Massonne made a motion to open to public. Mr. Zell seconded. All present in favor.
No public.
Mr. Massonne made a motion to close public hearing. Mr. Zell seconded. All present in favor.
Chairman Bockoski asked the Board if any further questions or comments. Mr. Zell stated in addition to the normal motions, feel need to state equipment storage at this location. Chairman Bockoski stated he felt Mr. Vondersaar stated if he stored equipment it would be in an additional structure. But was going to add parking and paving. If it would be turned back into a home, most homeowners do not want to park in front of home. He is planning on a turnaround, which most homeowners do want. Everything heard does make sense. Mr. Culp added if there was a concern could add no outside storage. Mr. Zell added we could, but we do know the petitioner, his reputation, and quality of product. Mr. Culp reminded we are not just looking at this petitioner; we are looking at the property and potential homeowners. Chairman Bockoski stated but we are looking at not having a bulldozer in the front yard. Mr. Vondersaar asked if he could speak. If we would have to place someone in an emergency it would not be in the front yard. Chairman Bockoski stated we are looking beyond you. Questioning Mr. Culp probably would want to add, variance goes with petitioner not the property. Mr. Zawadzki stated if the property were to sell, the Land Use variance would go away. Brief discussion ensued on regulations.

Mr. Massonne made a motion to approve BZA-0626-17-AG with the condition that it stays with PTV Holdings/Vondersaar Home. Mr. Zell seconded the motion.
Mr. Bockoski-approve, Mr. Berry-approve, Mr. Thomas-approve, Mr. Massonne-approve, Mr. Zell-approve. 5-0.

4. **New Business:**

Chairman Bockoski stated the following petitions for the same property will be addressed at the same time and voted on separately

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.

Docket No: BZA-0726-21-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 7.22 Architecture Standards (AR) of the Cicero/Jackson Township Zoning Ordinance in order to: not use brick or natural cut stone on an accessory structure.
Chairman Bockoski asked for petitioner to approach and give name and address and tell us what you are here for.

B'jay Currier 22111N Mill Creek Road, Cicero. Chairman Bockoski stated the property is on the screen. You are here because your property is on a corner lot, resulting in two front yards. Mrs. Currier stated guess so. Chairman Bockoski stated the other is that you want relief from brick or natural cut stone on the sides of the building. Can you state your reasons why? Mrs. Currier stated it would be cost prohibitive to put extra in a structure. Chairman Bockoski asked if you could see it? Mrs. Currier stated yes. Discussion on location of buildings and visibility of the buildings from the road. Chairman Bockoski stated from Mill Creek you see the house but not the barn. Mrs. Currier stated yes. Barn will be to the right of the house. Drive location is discussed. Mr. Zell stated during the summer it is very wooded. Mr. Thomas questioned if could see in winter with the thickness of the trees. Discussion ensued.

Mr. Massonne made motion to open the public hearing on these two items. Mr. Zell seconded the motion. All present in favor.
No public.

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

Chairman Bockoski asked if any further questions by Board. Also stating the structure looks like it will be in both front yards and not visible. Someone could come in and tear down the trees, but it is still far off the area. Also feel there are many other structures in this area that do not have the stone. Mrs. Currier answered no, when asked if running a business out of the structure. Chairman Bockoski asked what the use of the structure would be. Mrs. Currier answered storage for our toys, equipment, lumber and wood shop. Chairman Bockoski asked if electricity and plumbing. Mrs. Currier stated no plumbing. Chairman Bockoski asked if living quarters. Mrs. Currier stated no living quarters. Chairman Bockoski stated we usually asked about lighting but so far it would only impact the homeowner.

Mr. Massonne made motion to approve BZA-0726-20-R3 as presented. Mr. Zell second. Mr. Massonne-approve, Mr. Zell-approve, Mr. Berry-approve, Mr. Thomas-approve, Mr. Bockoski-approve. 5-0
Mr. Massonne made a motion to approve BZA-0726-21-R3 as presented. Mr. Zell second. Mr. Thomas-approve, Mr. Zell-approve, Mr. Massonne-approve, Mr. Bockoski-approve, Mr. Berry-approve. 5-0.

5. **Plan Director's Report:** Mr. Zawadzki summarized the report as follows. For month of June 2026 permit revenue was $5615 with YTD $53323 compared to June 2025 $5470 and YTD of $25057. That is an increase for month of $145 and for the year plus of $28266. We issued 33 building permits in June. Twenty-five in the Town limits with zero new homes and additional 8 in township with zero new homes. Estimated cost of projects is $901236.

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

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

8. **Board Member Comments:** Mr. Zell stated he may be missing a couple of meetings due to surgery. Mr. Massonne stated he is catching up on sleep!

9. **Next Planned Board of Zoning Appeals Meeting:**
August 20th, 2026

10. **Adjournment:**
Mr. Massonne made a motion to adjourn the meeting. Mr. Zell seconded the motion. All present in favor.

Chairman:_____

Secretary:_____

Date:_____

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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 (BOARD OF ZONING AND APPEALS)

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-22-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: North Hill Realty LLC		
Property Address: [redacted]		
City: Carmel	State: IN	ZIP Code: 46032
Telephone: [redacted]	E-mail: [redacted]	
	Fax:	
Project Address: 22275 US 31 North	State: IN	ZIP Code: 46034
City: Cicero	Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000	Telephone:	
General Contractor: N/A	Fax:	
Address:	Cell Phone:	
City: State:	ZIP Code:	Email:

Variance Request: Variance to decrease interior parking lot landscaping

Commitments/ Conditions Offered:

Property will be developed substantially similar to the documents presented

Code Section Appealed: Cicero/Jackson Township Zoning Ordinance Article 7.13.PK-03.5

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 (BOARD OF ZONING AND APPEALS)

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-23-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: [redacted]			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [redacted]		E-mail: [redacted]	
	Fax:		
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:

Variance Request: Variance to increase maximum percentage of parking in front of primary structure

Commitments/ Conditions Offered:

Property will be developed substantially similar to the documents presented

Code Section Appealed: Cicero/Jackson Township Zoning Ordinance Article 7.13.PK-05

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-24-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: North Hill Realty LLC		
Property Address: [redacted]		
City: Carmel	State: IN	ZIP Code: 46032
Telephone: [redacted]	E-mail: [redacted]	
	Fax:	
Project Address: 22275 US 31 North	State: IN	ZIP Code: 46034
City: Cicero	Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000	Telephone:	
General Contractor: N/A	Fax:	
Address:	Cell Phone:	
City: State:	ZIP Code:	Email:
Variance Request: Variance to permit a 1-story building		
Commitments/ Conditions Offered:		
Property will be developed substantially similar to the documents presented		
Code Section Appealed: US 31 Jackson Township Overlay District Article 6		

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

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-25-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: [redacted]			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [redacted]		E-mail: [redacted]	
	Fax:		
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:

Variance Request: Variance to permit warehouse doors facing east

Commitments/ Conditions Offered:

Property will be developed substantially similar to the documents presented

Code Section Appealed: US 31 Jackson Township Overlay District article 8.B.

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-26-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: [redacted]			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [redacted]		E-mail: [redacted]	
	Fax:		
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:

Variance Request: Variance to permit loading berth to be visible from the east

Commitments/ Conditions Offered:

Property will be developed substantially similar to the documents presented

Code Section Appealed: US 31 Jackson Township Overlay District Article 8.J.ii.

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

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-27-C4	
☒ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: North Hill Realty LLC		
Property Address: [redacted]		
City: Carmel	State: IN	ZIP Code: 46032
Telephone: [redacted]	E-mail: [redacted]	
	Fax:	
Project Address: 22275 US 31 North	State: IN	ZIP Code: 46034
City: Cicero	Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000	Telephone:	
General Contractor: N/A	Fax:	
Address:	Cell Phone:	
City: State:	ZIP Code:	Email:
Variance Request: Variance to reduce building base landscaping plantings		
Commitments/ Conditions Offered:		
Property will be developed substantially similar to the documents presented		
Code Section Appealed: US 31 Jackson Township Overlay District Article 8.J.vi.		

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-29-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $675.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: [redacted]			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [redacted]		E-mail: [redacted]	
	Fax:		
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:

Variance Request: Variance to decrease interior parking lot landscaping

Commitments/ Conditions Offered:

Property will be developed substantially similar to the documents presented

Code Section Appealed: Cicero/Jackson Township Zoning Ordinance Article 7.13.PK-03.5

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

Development Standards Variance Criteria per I.C. 36-7-4-918.5, are as follows:

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

CargoLoop has been in business at this location for approximately 16 years, with no detrimental effect to the community.

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.

Commitments have been made to enhance the appearance of the property from both US 31 and Englewood Road with a new building and significant landscaping.

3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

The nature of this particular land use lends itself to the need for a building with multiple loading docks featured on three of the four building elevations. With two public road frontages, some docks must face a public road.

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

Docket # BZA-0826-22,23,24,25,26,27-C4

Petitoner CargoLoop LLC/North Hill Realty LLC

town of Cicero | 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:
CargoLoop has been in business at this location for approximately 16 years, with no detrimental effect to the community.

This criterion has / has not been met.

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

Findings of Facts:
Commitments have been made to enhance the appearance of the property from both US 31 North and Englewood Road with a new building and significant landscaping.

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 nature of this particular land use lends itself to the need for a building with multiple loading docks featured on three of the four building elevations. With two public road frontages, some docks must face a pblic road.

This criterion has / has not been met.

town of Cicero | 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:_____

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PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Narrative Statement – CargoLoop Variance petition

CargoLoop, LLC specializes in the shipping and export of vehicles and machinery. They have been in operation since 2004 and have grown to seven nationwide locations serving over 30 different foreign destinations. The business has over 70 employees with sales exceeding $40 million annually.

This 9.26 acre site was originally part of an auto-salvage operation called Pierce Auto. CargoLoop has occupied the site since around 2010. In 2019, the Cicero/Jackson Township Board of Zoning Appeals approved a Variance of Use for the current operation. CargoLoop is now returning to the Board with an expansion proposal. The current US 31 North entrance will be closed and a new entry point provided off of the newly constructed Englewood Road. The existing 4000 square foot building oriented toward US 31 will be demolished and a new 20,000 square foot office/warehouse oriented toward Englewood will be constructed. Water will initially be provided by a private well, which will also facilitate the fire suppression system. It is anticipated that a public water line will be extended along Englewood Road in 2027. Discussions are ongoing with area property owners for the extension of a sanitary sewer. In the meantime, a sewage holding tank will be utilized on this site.

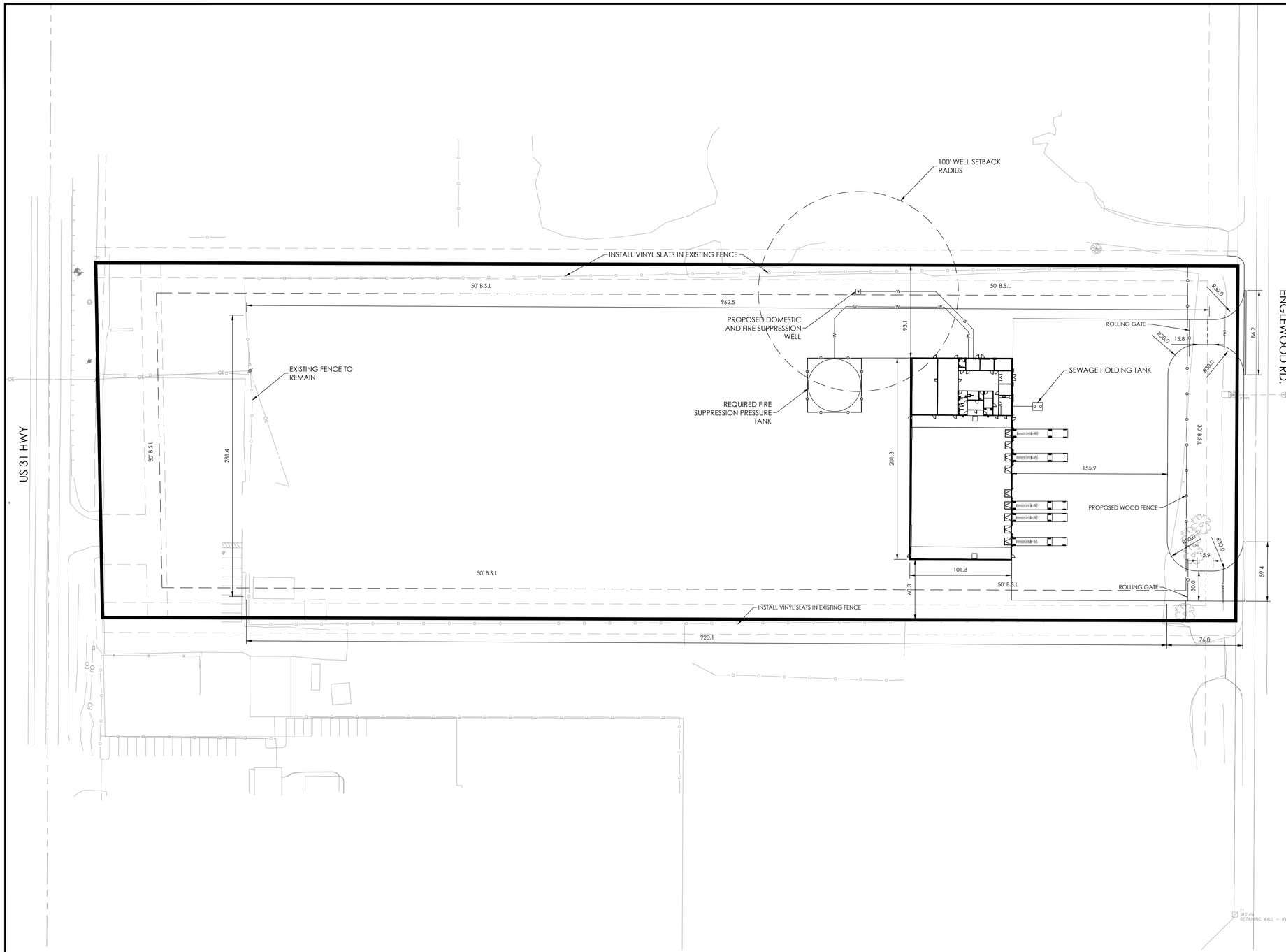
A number of Development Standards variances are being requested to accommodate this expansion proposal.

- A reduction in required interior parking lot landscaping.
- An increase in the maximum percentage of parking spaces to be located in front of the primary structure.
- Permission to construct a 1-story building, where a 2-story building is required.
- Warehouse doors facing east.
- Loading berths to be visible from the east.
- Reduction in building base landscape plantings with 15 feet of the front building façade.

These variances become necessary due to the unique land use requiring multiple loading docks and the lot which has become a double frontage parcel with the construction of Englewood Road.

This proposal is consistent with the US 31 Jackson Township Overlay District as well as the Cicero/Jackson Township Comprehensive Plan, both newly adopted documents. The Future Land Use Plan component of the Comprehensive Plan calls for this area to be Service Commercial. It further prescribes that buildings be constructed of high quality materials, with 360-degree architecture and attractive signage. Our design team has focused on these values in our proposal.

Our hope is that the proposed building will set the standard for future development along this corridor of US 31 North. We respectfully request approval by the Cicero/Jackson Township Board of Zoning Appeals.



PROPOSED LEGEND

HYDRANT	
VALVE	FENCE
TEE	FOUNDATION DRAIN
ADAPTER	CABLE TV LINE**
BEND	ELECTRIC LINE**
TEMP. FLUSH HYDRANT	FIBER OPTIC LINE
BLOW-OFF	SUB-SURFACE DRAIN
THRUST BLOCK	STORM UNDERDRAIN
PLUG	STORM SEWER
REDUCER	SANITARY SEWER
M.J. SLEEVE	FORCE MAIN
CROSS	GAS LINE
WATER METER	TELEPHONE LINE**
POST INDICATOR VALVE	WATER LINE
FIRE CONNECTION	
TRANSFORMER PAD	**PREFIX FOR UTILITY LINES: UG - UNDERGROUND OH - OVERHEAD
RELOCATED ELECTRIC/TELEPHONE POLE	
SIGN	
HANDICAP PARKING	
CLEAN OUT	
STORM CHAMBER	
SANITARY MANHOLE	
STORM MANHOLE	
STORM COMBINATION INLET	
STORM GRATE INLET	
STORM BEEHIVE/YARD DRAIN	
STORM GRATE INLET	
BMP	

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CIVIL ENGINEERS
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DEVELOPMENT CONSULTANTS
GEOTECHNICAL
ENVIRONMENTAL
CONSTRUCTION STAKING
CONSTRUCTION MAT. TESTING
571 Monon Blvd., Suite 200, Carmel, IN 46032
P: 317.399.1216
www.TERRAsitedev.com

REVISIONS AND ISSUES	DATE	BY

KEVIN L. STEELY
REGISTERED
20200100
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

CARGOLOOP LLC US 31

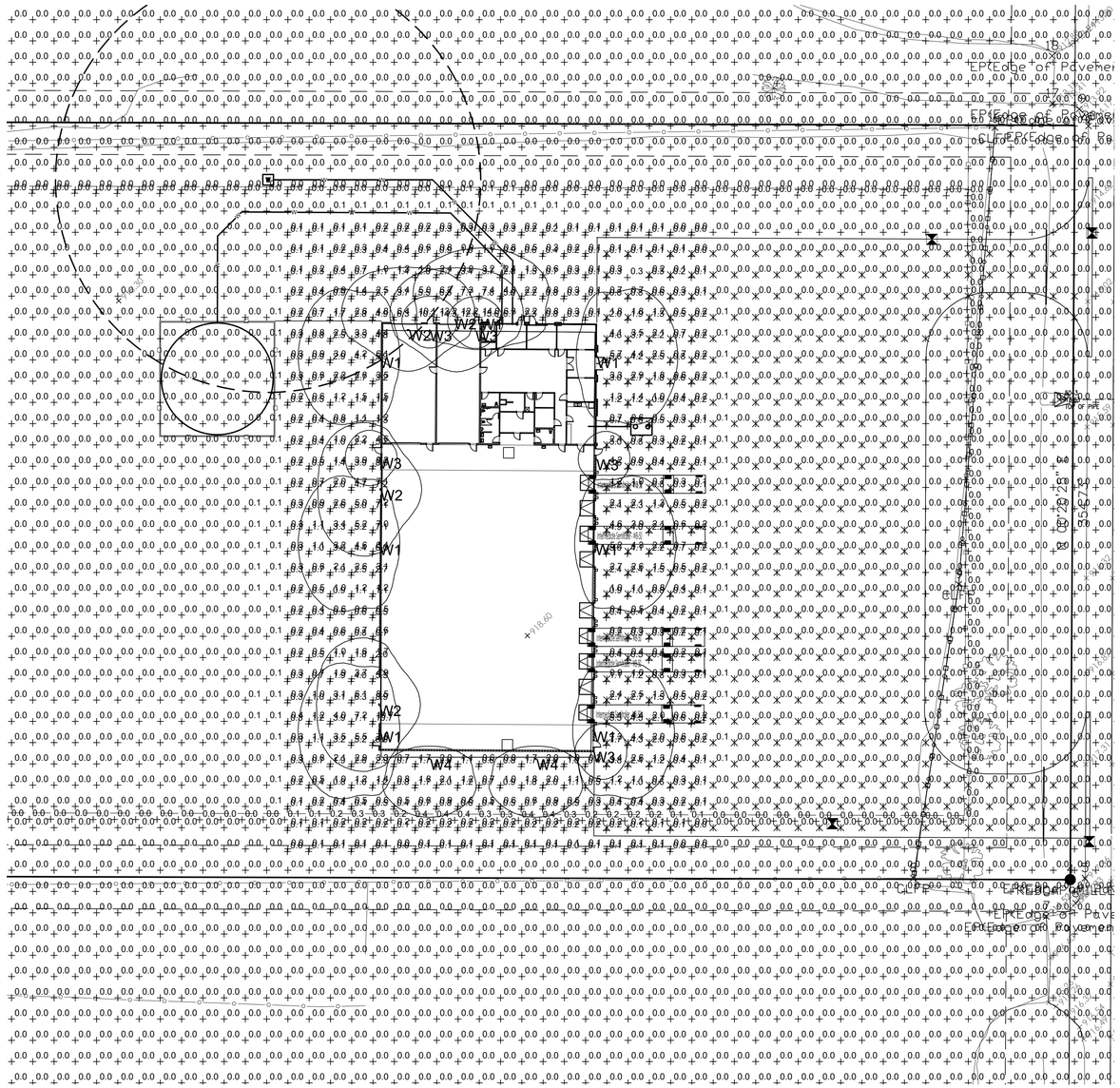
22273 US 31, CICERO, IN 46034
SEC 07-T19N-R4S - JACKSON TWP - HAMILTON COUNTY
CARGOLOOP LLC
22273 US 31, CICERO, IN 46034

CONCEPT LAYOUT

PLAN DATE: 06-08-26		
DESIGN: KLS	CHECK: KLS	DRAWN: NLK
PROJECT NO. T2512011		
SHEET NO. C200		

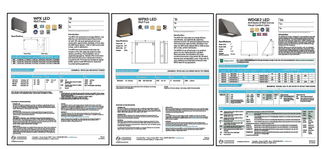
Indiana 811
Know what's below. Call before you dig.

Y:\Projects\2020\2512011_Cargoloop (US 31)_Cicero_CO\LDS\CAD\Cargoloop\CAD\Drawings\Sheets\T2512011_C200 Site Plan.dwg Monday, June 8, 2026 11:22:29 PM



LIGHTING PHOTOMETRIC

SCALE : $\frac{1}{32}$" = 1FT



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 50ft Out_ Grade	+	1.5 fc	15.6 fc	0.0 fc	N/A	N/A
Paved Areas_ Grade	×	0.3 fc	7.3 fc	0.0 fc	N/A	N/A
Property Line_ Grade	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Site_ Grade	+	0.1 fc	14.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Mounting	Lumens per Lamp	LLF	Wattage
	W1		7	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VW	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WALL MOUNT @ 20'-0" AFG	6151	0.95	48.44
	W2		4	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	WALL MOUNT @ 18'-0" AFG	5896	0.95	47.77
	W3		5	Lithonia Lighting	WPX0 LED ALO @1200LM SWW2 @4000K MVOLT	WPX0 LED, 1200 Lumen setting, 4000K Setting, 120-277V	WALL MOUNT @ 8'-0" AFG	1192	0.95	8.6594
	W4		2	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1982	1	15.0178

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: AS NOTED'
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED
- CONTACT LIGHTSOURCE PROJECT BIDS FOR PRICING/QUOTATION INFORMATION

No.	Revision/Issue	Date

Disclaimer
This lighting submittal is strictly based on the information provided to LIGHTsource, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of projected design may be adversely affected. Use this lighting submittal at your own risk. It is the sole responsibility of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will LIGHTsource be responsible for any loss resulting from any use of any information contained in this lighting submittal.

Firm Name and Address

LIGHT|source
THE LIGHTING & CONTROLS EXPERTS

8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p:317-598-6900

Project Name and Address

CARGOLOOP LLC US 31

EXTERIOR LIGHTING PHOTOMETRIC

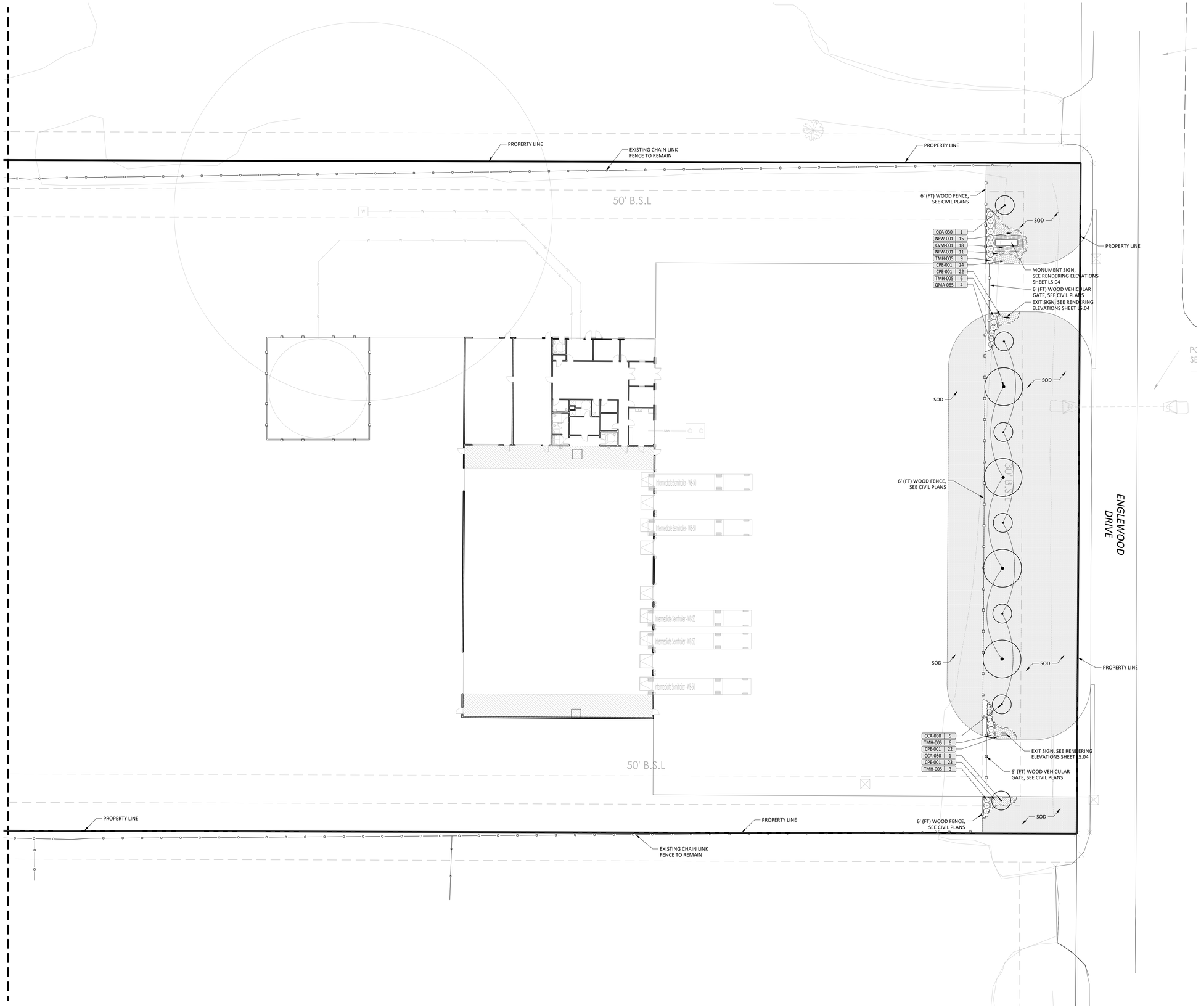
Drawn By: ARH

Scale: As Noted

Date: 6/8/2026

Drawing #: **LS-26-2190 SITE**

Sheet No.: **E101**



PLANT KEY

CODE	BOTANICAL / COMMON NAME
TREES	
QMA-065	QUERCUS MACROCARPA BURR OAK
ORNAMENTAL TREES	
CCA-030	CERCIS CANADENSIS EASTERN REDBUD
SHRUBS	
TMH-005	TAXUS X MEDIA 'HICKSII' HICKS YEW
GROUNDCOVER / PERENNIALS	
CPE-001	CAREX PENSYLVANICA PENNSYLVANIA SEDGE
CVM-001	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS
NFW-001	NEPETA FASSENII 'WALKER'S LOW' WALK LOW CATMINT
TURF	
PL-SOD	POA PRATENSIS/LOLIUM ARUNDINACEUS KENTUCKY BLUEGRASS/TALL FESCUE BLEND

PLANTING PLAN 01

0 10' 20' 40' | SCALE: 1" = 20'

KEY MAP

KW LANDSCAPE ARCHITECTS
1060 North Capitol Ave, Suite 3-101
Indianapolis, Indiana 46204
317-961-8933
BUILDING THE EXCEPTIONAL, *TOGETHER.*
www.kwtogether.com

INTERIM REVIEW ONLY

Document incomplete; Not intended for permit, bidding or construction.

DATE: 06/30/2026
LANDSCAPE ARCHITECT: Darin Weinheimer
REGISTRATION: LA21900011

CLIENT

MIDWEST DESIGN GROUP

DATE / ISSUE

06/30/2026 BZA Submittal

CARGOLOOP

22273 US 31, CICERO, IN

PROJECT NUMBER

MDG-601

STATUS

DRAWN BY	ES
CHECKED BY	SC

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L5.01

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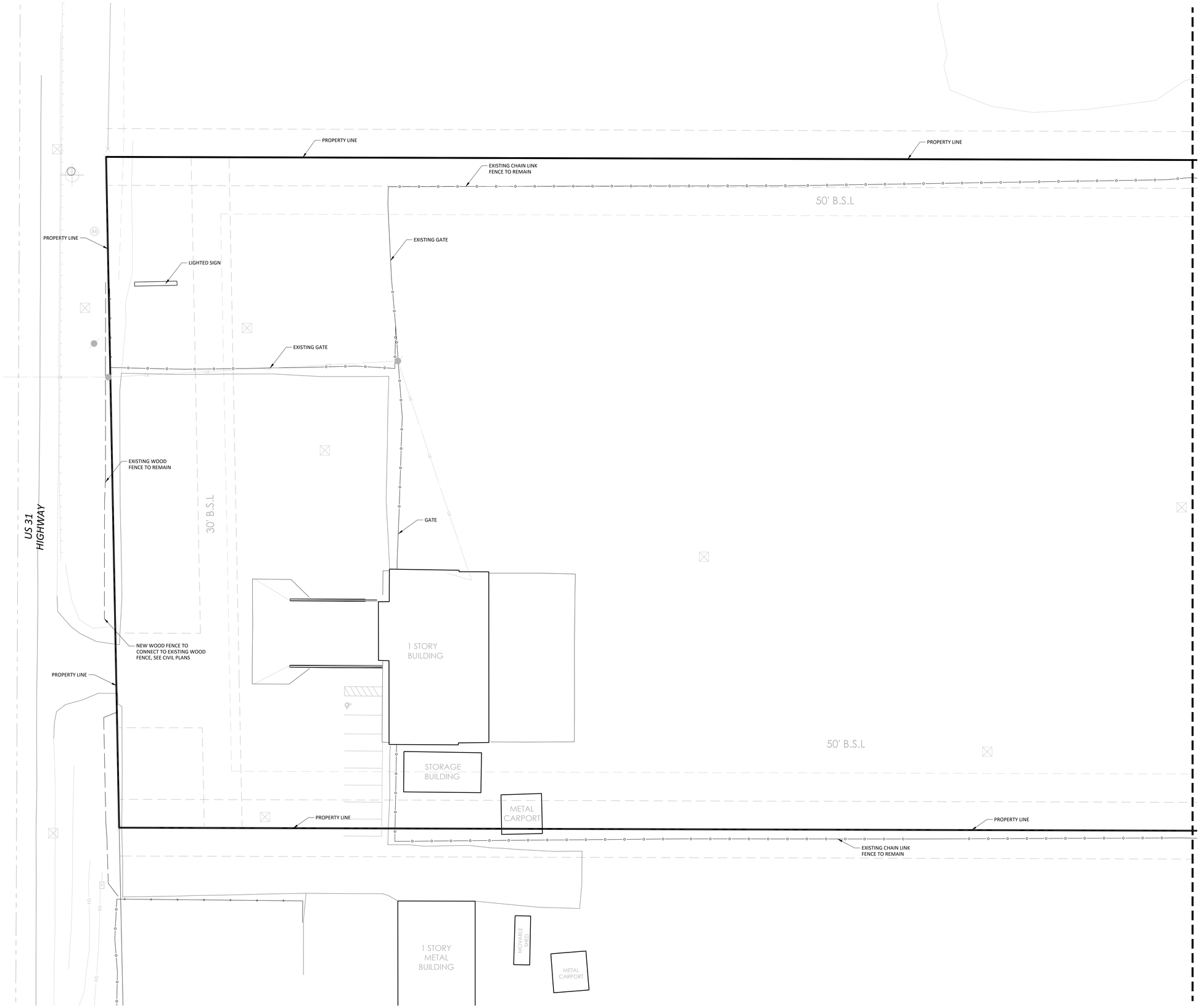

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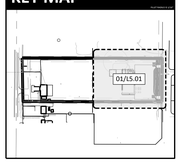
PLANTING PLAN 01

0 10' 20' 40' | SCALE: 1" = 20'

KEY MAP



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CARGOLOOP

22273 US 31, CICERO, IN

PROJECT NUMBER

MDG-601

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SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L5.02

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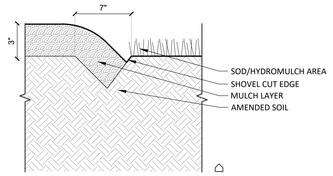
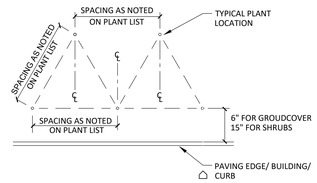
PLANT SCHEDULE

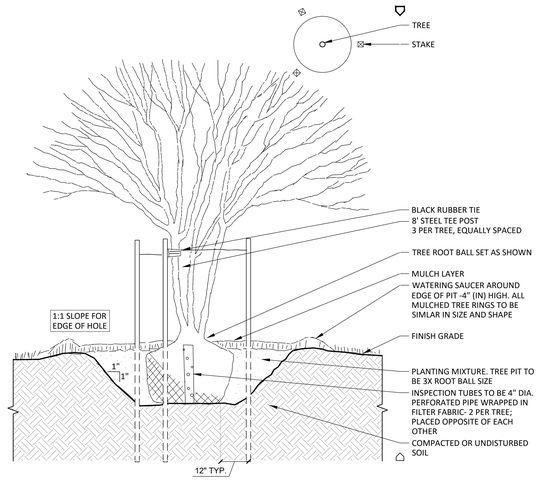
CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
QMA-065	4	QUERCUS MACROCARPA BURR OAK	65 GAL	3" - 3 1/2"	11` - 12`	5` - 6`		FULL; SYMMETRICAL; MATCHED; STRONG CENTRAL LEADER; CONTAINER GROWN
ORNAMENTAL TREES								
CCA-030	7	CERCIS CANADENSIS EASTERN REDBUD	30 GAL	1-1/2" - 2"	8` - 9`	4` - 5`		FULL; SYMMETRICAL; MATCHED; CONTAINER GROWN
SHRUBS								
TMH-005	24	TAXUS X MEDIA 'HICKSII' HICKS YEW	5 GAL		48" - 60"	36" - 48"	36" O.C.	FULL; WELL ROOTED
GROUNDCOVER / PERENNIALS								
CPE-001	91	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	1 GAL		6"	6"	18" O.C.	FULL; WELL ROOTED
CVM-001	18	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS	1 GAL		12" - 14"	12" - 14"	24" O.C.	FULL; WELL ROOTED
NFW-001	26	NEPETA FASSENII "WALKER'S LOW' WALK LOW CATMINT	1 GAL		12" - 14"	4" - 6"	24" O.C.	FULL; WELL ROOTED
TURF								
PL-SOD	17,635 SF	POA PRATENSIS/LOLIUM ARUNDINACEUS KENTUCKY BLUEGRASS/TALL FESCUE BLEND	SOD					



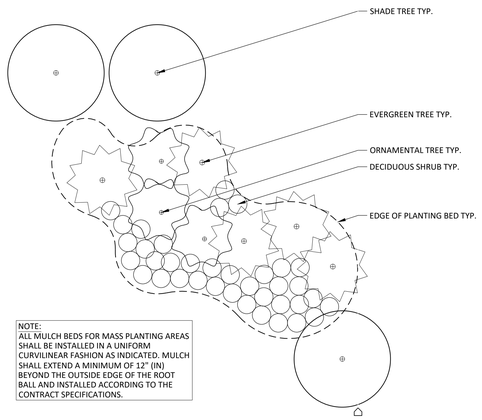
SHOVEL CUT EDGE DETAIL | 05
SECTION | SCALE: N.T.S.



TRIANGULAR SPACING DIAGRAM | 04
PLAN | SCALE: N.T.S.

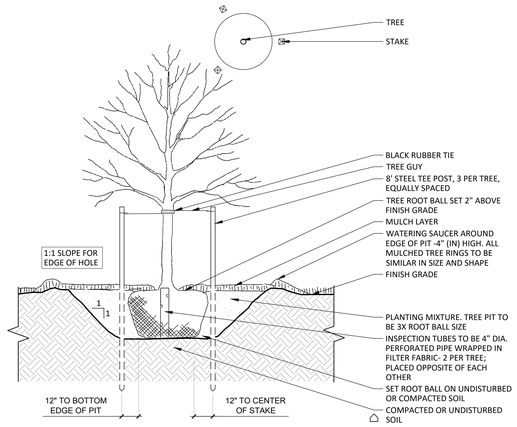


TREE PLANTING - MULTI-TRUNK STANDARD | 02
SECTION | SCALE: N.T.S.



NOTE:
ALL MULCH BEDS FOR MASS PLANTING AREAS SHALL BE INSTALLED IN A UNIFORM CURVILINEAR FASHION AS INDICATED. MULCH SHALL EXTEND A MINIMUM OF 12" (IN) BEYOND THE OUTSIDE EDGE OF THE ROOT BALL AND INSTALLED ACCORDING TO THE CONTRACT SPECIFICATIONS.

MULCH EDGE LAYOUT DETAIL | 03
PLAN | SCALE: N.T.S.



SHADE TREE PLANTING - STANDARD | 01
SECTION | SCALE: N.T.S.

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REGISTRATION:	LA21900011

CLIENT
MIDWEST DESIGN GROUP

DATE / ISSUE
06/30/2026 BZA Submittal

CARGOLOOP
22273 US 31, CICERO, IN

PROJECT NUMBER
MDG-601

STATUS

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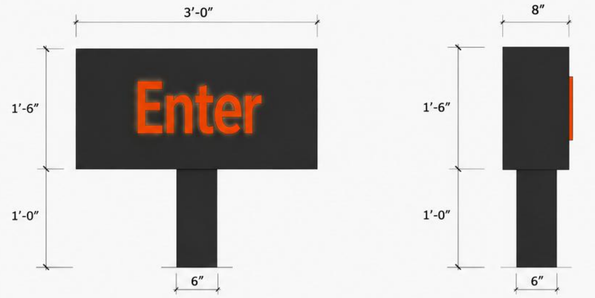
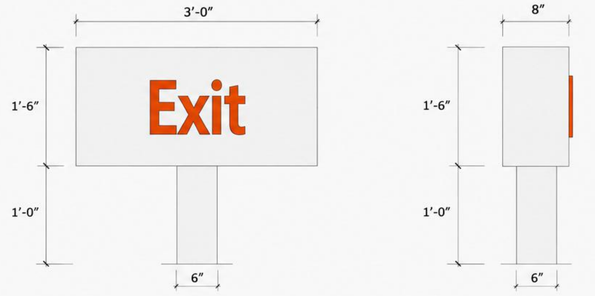
CHECKED BY	SC

SHEET TITLE
PLANTING SCHEDULE AND DETAILS

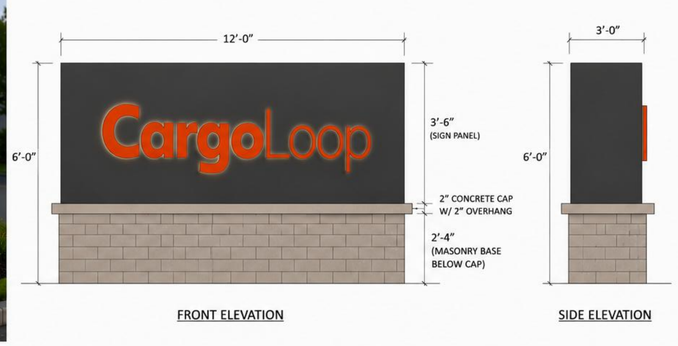
SHEET NUMBER
L5.03

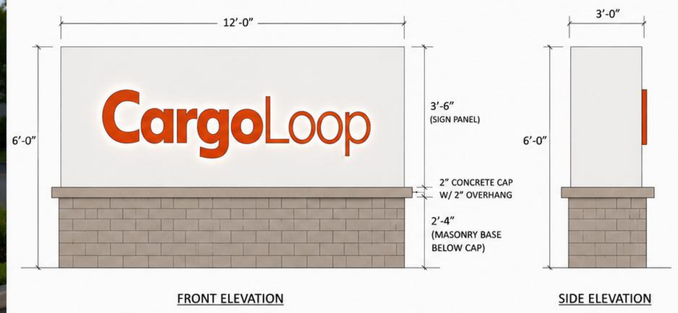




MONUMENT ELEVATIONS 02

0 1' 2' 4' 8' | SCALE: 1/4" = 1'-0"





MONUMENT ELEVATIONS 01

0 1' 2' 4' 8' | SCALE: 1/4" = 1'-0"

J:\MDG-601_CARGOLOOP - BZA\0101-MDG-601_CARGOLOOP - BZA\020-CAD\0101-MDG-601_1500 PLANTING.DWG

LANDSCAPE ARCHITECTS

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MIDWEST DESIGN GROUP

DATE / ISSUE

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CARGOLOOP
22273 US 31, CICERO, IN

PROJECT NUMBER

MDG-601

STATUS

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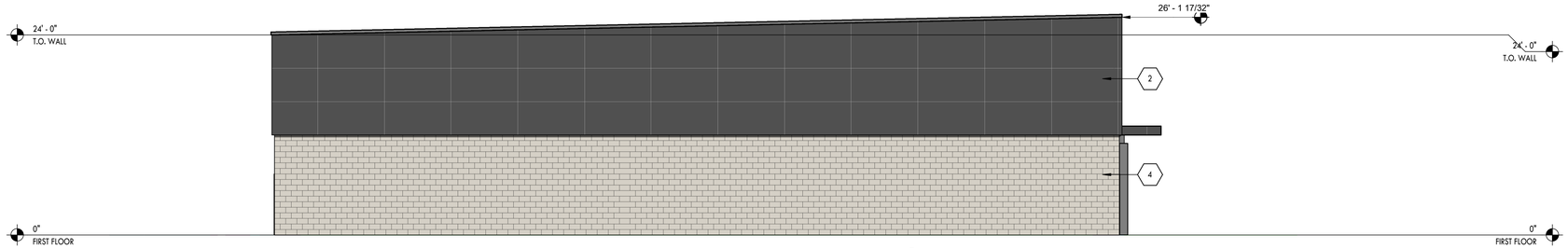
CHECKED BY	SC

SHEET TITLE

MONUMENT ELEVATIONS

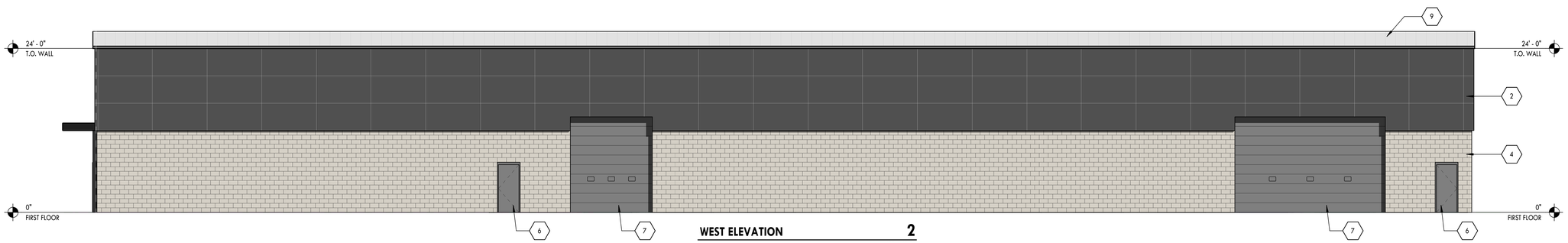
SHEET NUMBER

L5.04



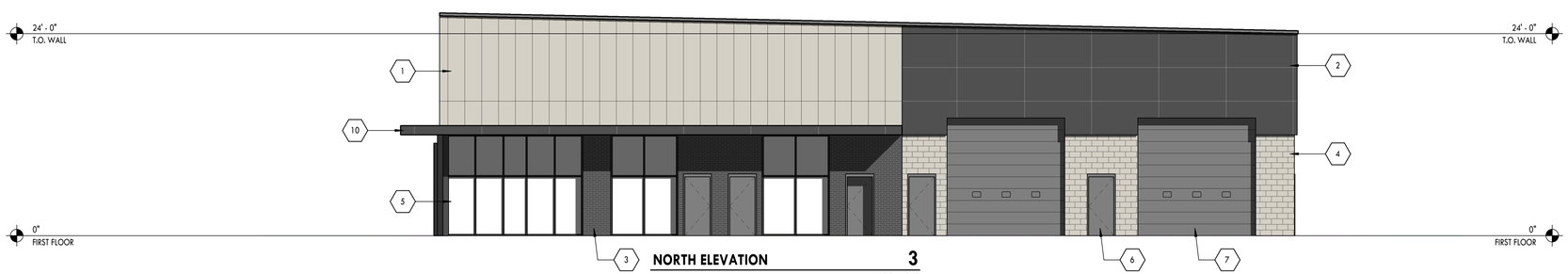
SOUTH ELEVATION 1

1/8" = 1'-0"



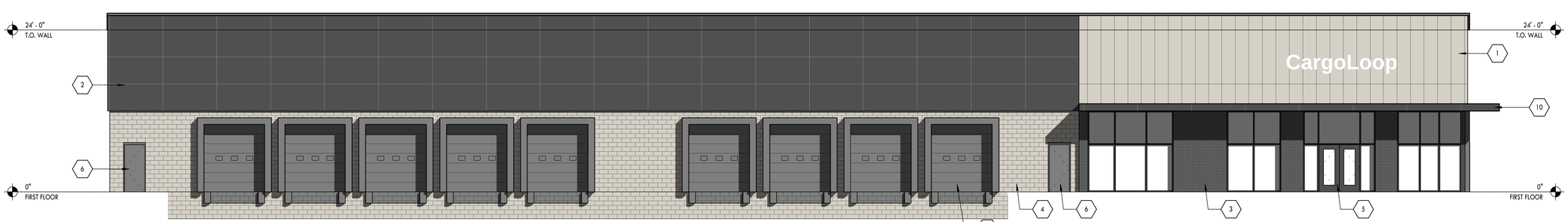
WEST ELEVATION 2

1/8" = 1'-0"



NORTH ELEVATION 3

1/8" = 1'-0"



EAST ELEVATION 4

1/8" = 1'-0"

KEYED NOTES

1 ACM PANEL - COLOR #1

2 ACM PANEL - COLOR #2

3 BRICK VENEER

4 8" CMU

5 THERMALLY BROKEN ALUMINIUM STOREFRONT FRAMING WITH 1" INSULATED LOW "E" GLASS

6 INSULATED STEEL DOOR AND FRAME. PAINT TBD

7 INSULATED STEEL DRIVE-IN DOOR. SEE DOOR SCHEDULE

8 INSULATED STEEL DOCK DOOR WITH DOCK LEVELER. SEE DOOR SCHEDULE

9 STANDING SEAM METAL ROOF BY PEMB MANUFACTURER. COLOR TBD

10 CANOPY

CURRAN
ARCHITECTURE

5745 LAWTON LOOP E. DR.,
SUITE 200
INDIANAPOLIS, IN 46216
O :: 317.288.0681

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT INFORMATION

PROJECT NAME

ADDRESS
CITY, STATE
ZIP

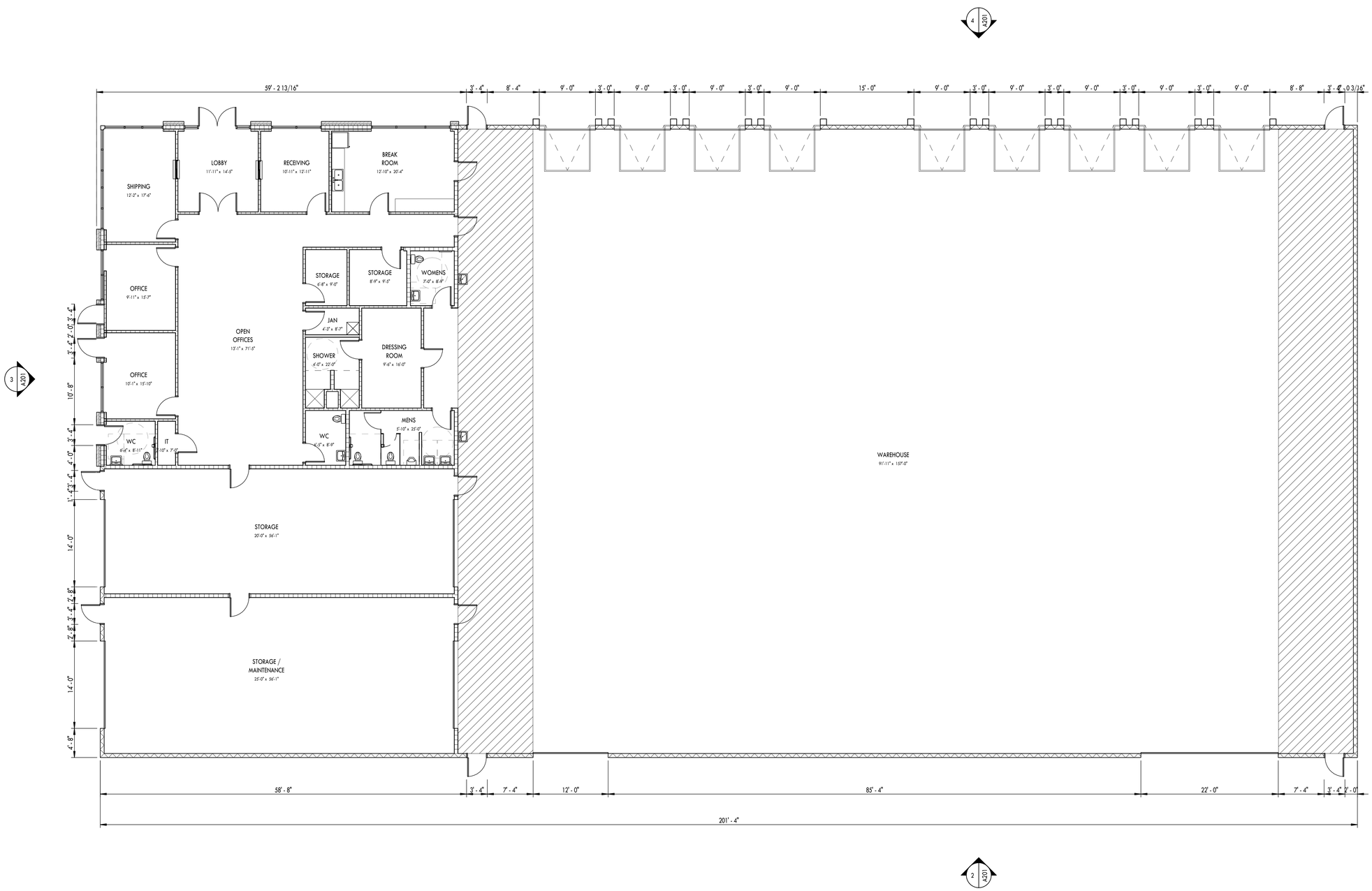
ISSUE DATES

ISSUE	ISSUE DATE

PROJECT NUMBER: 000000

EXTERIOR ELEVATIONS

A201



FIRST FLOOR PLAN 1

1/8" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

B. ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR STUD FRAMING - UNLESS NOTED OTHERWISE.

C. PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE - TYPICAL.

D. PROVIDE FIRE RATED WOOD BLOCKING IN STUD WALLS FOR ANY WALL SUPPORTED ITEMS.

E. PROVIDE APPROVED FIRE RATED STOPPING MATERIALS IN ANY OPENINGS IN FIRE RATED ASSEMBLIES.

F. REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES AND HARDWARE INFORMATION.

G. REFER TO EXTERIOR ELEVATIONS FOR ALL BRICK MASONRY AND OTHER EXPANSION JOINT LOCATIONS.

H. ALL MATERIALS LOCATED IN CEILING PLENUM SHALL BE RATED FOR SUCH INSTALLATION OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT IS NOT LIMITED TO INSULATION (FHC 25/50) POWER AND LOW VOLTAGE WIRING, TELECOMMUNICATIONS CABLING, PLUMBING SUPPLY, DRAIN LINES AND SUPPORTING BRACKETS AND/OR BLOCKING FOR CEILING HUNG ITEMS.

I. PRIOR TO ORDERING ANY PRODUCTS, CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT OF ALL FINISH MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY MATERIALS ORDERED INCORRECTLY WHEN THE MATERIAL WAS NOT REVIEWED BY THE ARCHITECT.

J. PROVIDE CONCRETE FILLED STEEL PIPE BOLLARDS AT ALL REQUIRED UTILITY EQUIPMENT LOCATIONS SUCH AS GAS METERES, ELECTRICAL TRANSFORMERS, PANELS, ETC. COORDINATE WITH UTILITY COMPANY AND CONTRACTORS WHEN APPLICABLE FOR NECESSARY LOCATIONS. REFER TO CIVIL DRAWINGS FOR BOLLARD SPECIFICATIONS AND ADDITIONAL INFORMATION.

K. ALL DOORS, UNLESS OTHERWISE NOTED, TO HAVE HINGE SIDE SET 4" FROM CORNER SHOWN TO OUTSIDE OF FRAME.

L. UNLESS SPECIFIED ELSEWHERE, ALL INTERIOR SLABS AND SLAB INFILLS TO BE FF-50/FL-35 OVERALL AND FF-35/FL-25 LOCAL.

M. ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009.

KEYED NOTES

1 XXXXXX
2 XXXXXX
3 XXXXXX
4 XXXXXX
5 XXXXXX
6 XXXXXX
7 XXXXXX
8 XXXXXX
9 XXXXXX
10 XXXXXX

CURRAN
ARCHITECTURE

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PROJECT INFORMATION

PROJECT NAME

ADDRESS
CITY, STATE
ZIP

ISSUE DATES

ISSUE	ISSUE DATE

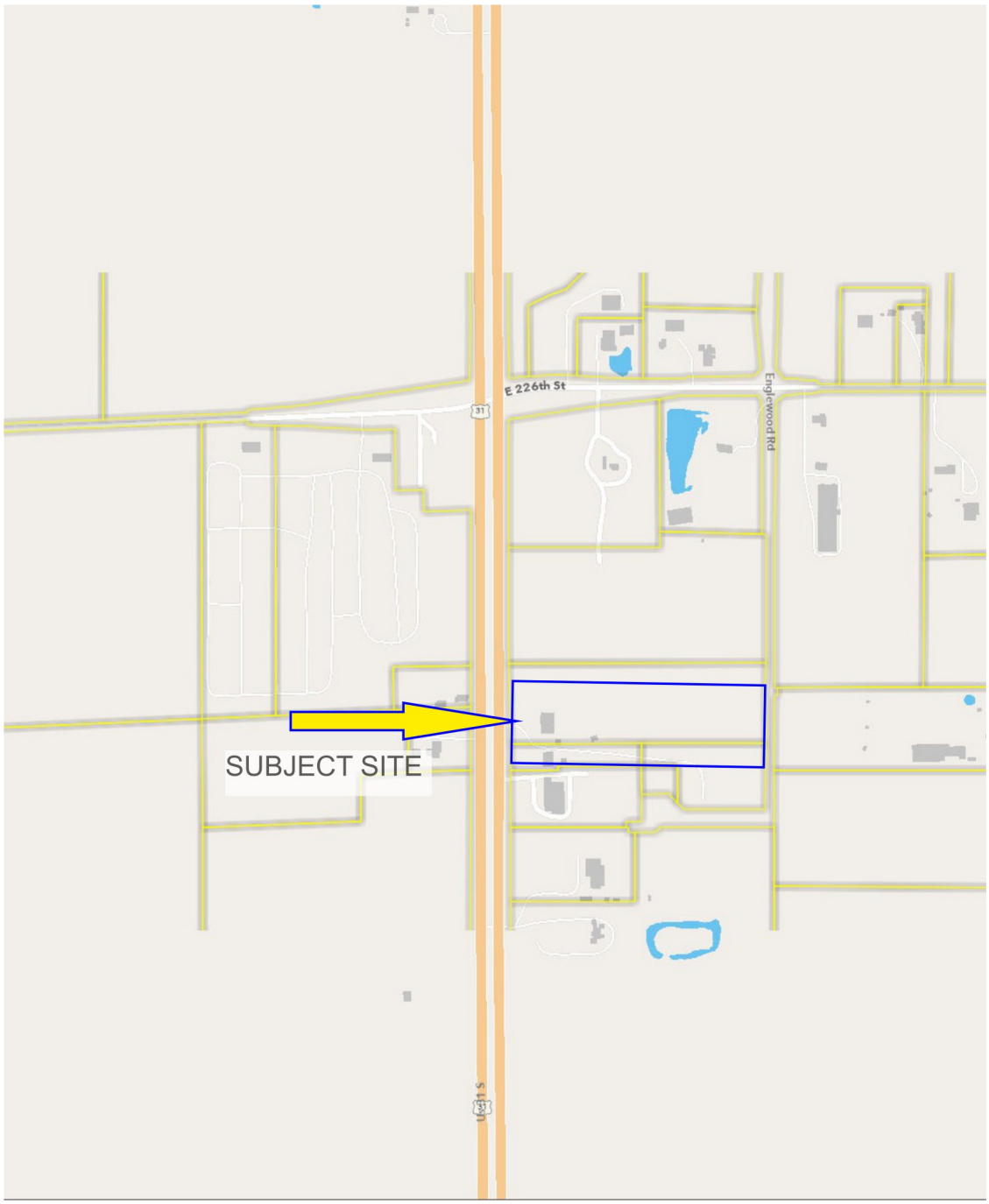
PROJECT NUMBER: 000000

FIRST FLOOR PLAN

A101

AREA MAP

Englewood Road, Cicero



N

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0826-0826-22,23,24,25,26,27-C4
Petitioner: Cargo Loop/North Hill Realty

Cicero/Jackson Township
Plan Director Staff Report

Docket No. BZA-0826-22,23,24,25,26,27-C4
Staff: Frank Zawadzki
Applicant: Cargo Loop
Property Size: 9.26 acres
Current Zoning: C4
Location: 22275 US 31 N, Cicero, IN 46034

Background Summary: Long history on this property of junk yard business since the 60's. Current business owner started to export wrecked cars overseas via shipping container several years ago. Land Use Variance for auto sale and transporting business was granted. That Variance had an expiration date 12/1/2025 (unbeknownst to me). The BZA had a list of conditions at time of approval that were all met by the petitioner. The expiration of the Variance seems to be tied at least partially to the availability of utilities and the construction of Englewood road. I've included minutes in the packet, the language is a bit vague. I have been in contact with the petitioner for a year and a half or so and was aware of these changes coming up. I agreed to work with him on some of the aesthetics issues as long as these improvements would happen and that day has come finally.

Preliminary Staff Recommendations: Staff has no opposition to approval. This petitioner will also need to go through the aesthetic review process.

Zoning Ordinance Considerations:
C4 district = heavy industrial use. The improvements proposed include a very large warehouse to be built onsite, a small portion of which will house some offices and the rest being inside storage and loading facility for the shipment of cars overseas. This will now be a warehouse business which is permitted. This permitted use includes trucking traffic as it's part of a warehouse operation. The warehouse building will store cars short term until shipment/loading happens, thus the Special Exception for outdoor storage of cars. I think the previous Use of auto sale and transporting business is inappropriate here now with the construction of the warehouse. Auto sales is more appropriate for a dealership or used car lot. Transporting means that the trucks and trailers are owned and operated by the business, also not the case. The only non-permitted use is the outdoor storage of cars and trucks. No parts sales or sales of cars from the lot not being shipped out or other types of outdoor storage for hire other than AG use products are permitted.

District Intent: : The "C4" District, Industrial Park/Heavy industrial, intended to provide a land use category for most moderate to high impact industrial park and heavy industrial facilities.

Current Property Information:
Land Use: Commercial Other Structure
Site Features: 9.26 acres
Vehicle Access: Yes

Planning Considerations:
The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process:
31 entrances to be completely closed off, main entrance will front Englewood.
Utilities to be installed at a date sooner rather than later. When this happens, property owner must connect.
Englewood road is completed and being utilized for truck traffic already.

Findings of Facts/Decision Criteria:

We have a Special Exception Use here and a few Dev Standards. No hardship need be proven here. Practical difficulties are pretty obvious, we can't have plantings in a loading berth or dock area. There are others and most of these pertain to the 31-overlay district which looks like it needs some work. One big factor in this is this is our cue to get this cleaned up. The proposal will provide screening all around, new landscaping on Englewood and a significant improvement of the general appearance due to the new building.

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

BZA Meeting Minutes
December 19, 2019
7:00 p.m.

Roll Call of Members

Present:

- Brad Baker
- Mike Berry
- Scott Bockoski
- Steve Zell
- Dennis Schrumpf
- Aaron Culp - Legal Counsel
- C.J. Taylor - C/JT Plan Director
- Terri Strong- Recorder

Absent:

David Martin

1. Declaration of Quorum- Chairman Bockoski declared a quorum with Mr. Zell subbing for Mr. Martin. Also reminded the public to sign in if planning on speaking to any items on the docket. Chairman Bockoski also reminded that three of five votes are needed for approval.

2. Approval of Minutes- **Mr. Zell made motion to approve minutes from October 17, 2019 meeting. Mr. Baker second. All present in favor.**

3. Public Comment-No public comment.

4. Old Business: None

5. New Business

Docket #: BZA-1019-039-R5
Petitioner: Troy Ferguson
Property Address: 139 North Peru St., Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 7.21 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow construction of a four (4) foot tall fence in

the front yard. Whereas; Article 7.21 states that a fence may not be greater than three (3) feet in height in the front yard**.**

Chairman Bockoski welcomed petitioner to address the Board.
Troy Ferguson 129 North Peru St. Mr. Ferguson stated remodeled the two homes on the property. Received permission from the Planning Commission for a side fence. Mr. Ferguson used pictures to address the homes in the area also giving history. Mr. Ferguson stated the PC wanted to maintain the appearance of a home not as a pool house after the addition of the pool. The 139 is not lived in but used as a pool house. After receiving permission for pool and privacy fence, built everything but modified for fence in the front to be iron, not privacy fence. Added plants and items to give appearance of a residence. Asking for permission to keep the decorative fence, it is 4ft. A three-foot fence is not available, the company makes a 4/5/6. Mr. Ferguson also stated the address is to be changed to all of it being 129 Peru St. Didn't realize the height of the fence is an issue. He felt it has improved the property value, improved the area.
Mr. Zell asked if Mr. Taylor had reviewed the fence and what was his opinion. Mr. Taylor stated yes, and it is a nice fence, simply violates that it is 4 ft and the ordinance states maximum 3 ft to the front of a property. Mr. Baker stated he would need to recluse himself from this docket. Chairman Bockoski accepted. Mr. Berry asked where the pool is. Mr. Ferguson indicated between the two buildings. Mr. Berry asked if the only fence. Mr. Ferguson stated there is a privacy fence, was replaced with new. Privacy fence is on three sides with the 4 ft. iron fence to the front. Mr. Zell stated he did look at it, is an attractive fence and probably has added to the aesthetic value. Mr. Schrumpf stated by being 4 ft, if it was solid, he would have an issue but by being open, adds aesthetic value. Mr. Ferguson added once his larger plants were in, you wouldn't be able to look back there.

Mr. Zell made motion to open the public hearing. Mr. Schrumpf second. All present in favor.
Chairman Bockoski asked if anyone from the public to speak to this docket.
Mr. Schrumpf made motion to close public hearing. Mr. Zell second. All present in favor.
Chairman Bockoski asked if further questions for the Board , asking if there any stipulations that should be added.

Mr. Zell made motion to approve BZA-1019-39-R5. Mr. Berry second.

Mr. Berry-approve, Mr. Bockoski-approve, Mr. Zell-approve, Mr. Schrumpf-approve, Mr. Baker-recluse. Motion passed.

Docket#: BZA-1119-041-C4
Petitioner: GWP Enterprises Inc.
Property Address: 22275 US Highway 31, Cicero, IN 46034
A Land Use Variance request application has been submitted concerning Article 4.1 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an automobile sale and transporting business in

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

a C4 Commercial Zoning district. Whereas; under article 4.1 of the Cicero/Jackson Township Zoning Ordinance, an automobile sales and transport business is not a permitted or special exception use.

Chairman Bockoski asked if petitioner present.

Andy Wert-Church, Church, Hittle and Antrim, Noblesville. Owner of property is also present. Mr. Wert stated the next petition is the same issue with different parcel number, asking if could be address both. Mr. Culp was consulted, and request granted.

Mr. Wert gave history of project, request in June denied. Looking for what would make best fit for the location. Mr. Balcius moving of corporate headquarters for U.S.A Intercargo , combining with current business deemed enough of a change to resubmit for approval.

Mr. Wert stated requesting continuation of shipping and receiving business and addition of corporate headquarters for USA Intercargo at this location. Details of the business model was explained. Critical component of the request are the commitments being offered, implemented in two phases. First in a short period of time is the paving of the area in the front of the building and bringing the storage to the rear, only allowing employee parking to the front, also refacing the existing signage, installing landscaping along US 31, remodel the building for employee staff. Phase two would come once utilities are established to the site, by utilities referring to water, sewage and three-phase power, at that time new office building and warehouse would be built tearing down the existing building. Timeframe is unknown with the improvements to US 31. Mr. Wert stated should have included in packet has a pending subdivision plat approval for this property. Signatures being obtained by Mr. Pierce. Four parcels would turn into a three-lot subdivision. Mr. Wert stated win-win for community and for business owner.

Mr. Berry asked if corporate headquarters comes to this location does that bring people? New jobs? Minda Balcius owner, currently have 18 professional employees with 2 part-time individuals. In Carmel location that feel will get pushed out, outgrown.

Mr. Berry questioned if all vehicles get shipped out. Mr. Balcius stated all, not parted, not stored. Process takes approximately 3-4 weeks. Mr. Berry verified hazardous materials are not present. Mr. Balcius stated due to the auction and moving around there is not liquid in vehicles. Mr. Zell asked what the business relationship is with GW Pierce. Mr. Culp questioned you are a tenant correct. Mr. Balcius stated currently leasing, deal of purchase depends upon able to use the land as requesting. Mr. Taylor added that proposing to purchase 2 of the parcels, map was used. Mr. Culp added that conditions of sell included the elimination of non-conforming items. Mr. Zell stated driving by currently it is unattractive and asked when the changes would take place. Mr. Balcius stated the front would be done right away; the other items are extensive which means the changes are too much for a tenant. Mr. Zell asked for timeline for transactions. Mr. Balcius Purchase agreement has 60-day clause, this is the only contingency delaying. End of summer would be timeline for all vehicles to be behind the building that are not employee vehicles.

Mr. Zell continued by asking hours of operations. Mr. Balcius answered currently open at 8 am, close at 5, Mon-Fri. Mr. Balcius stated considered adding a second shift, but business has not warranted for 18 years. Employees have to be present to accept the vehicles.

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

Mr. Baker asked for clarification on the monitor. Discussion ensued using monitor. Mr. Baker asked what future plans are for access if 31 is limited. Mr. Balcius stated did not have an answer beyond the sheet provided. Mr. Baker expressed his concern for his business having access to 31. Discussion ensued. Mr. Zell questioned the second docket description and where it is located. Mr. Taylor explained the positioning and the reason it went thru a subdivision process. Further discussion using monitor for parcel division.
Mr. Zell expressed concern for aesthetics for the area. Mr. Balcius stated if using for corporate headquarters want to improve the look of the area. Secondly with the history of the area being a junk yard for such a long time, get people stopping by to purchase parts. Not interested in selling parts, want to discourage public from seeing the cars. Perhaps more fencing and definitely more trees/bushes. Mockups were shared. Discussion of explanation of the operations of the business ensued.
Chairman Bockoski questioned the current state and the goal. Mr. Balcius stated some of the area is soft, once developed can move cars to the back. Asking for second lot for overflow however do not need presently. Chairman Bockoski asked number of vehicles shown. Mr. Balcius probably over 400 which is very high. Goal is to ship as quick as possible. Mr. Taylor verified that the second section after phase two would likely be developed for another operation. Mr. Balcius agreed.
Mr. Zell asked if EPA concerns. Mr. Balcius stated phase 1 is done, phase 2 is not but nothing unmanageable. Mr. Taylor added that with the GW Pierce changes, phase 1 showed concerns for the area that had the tire fire but nothing in this area. Monitor was used for this discussion.
Mr. Zell questioned this proposal versus the one in June. Mr. Culp stated this is separate from the one in June, some of the concerns would apply if you want to ask them to address. Chairman Bockoski stated his appreciation for the plan presented. While no question of what will see, question the timeline, main concern is 5-10 years from now. Accessibility concerns 5-10 years from now, area currently would be residential, and no direct routes if 236th is used for access road, 216th would certainly be a less residential area. Chairman Bockoski stated that is his concern. Mr. Schrumpf stated he asked the question of the state at the public meeting held at Red Bridge how would access be granted. Mr. Schrumpf stated he was told an access/frontage road would take place. Discussion ensued with comparisons.
Mr. Wert used the monitor to address some areas that have been talked about as access. Mr. Taylor also showed via monitor other areas being talked about.
Chairman Bockoski asked if petitioner had investigated the concerns, also appreciated the concern for aesthetics of the gateway to Cicero. Chairman Bockoski also stated the first docket did not appear to have access to the second docket. Mr. Balcius stated once the items are complete, the second parcel is no longer needed, the area is needed now. Which is why applying for the variance. Chairman Bockoski asked if ever the variance had expiration condition. Mr. Culp answered yes and was going to recommend that a condition be placed that once the rebuild/remodel was complete the approval expire on the second parcel.
Mr. Taylor stated a right a way is currently penciled in for a second business. Mr. Wert stated there is a leap of faith by Mr. Balcius. Chairman Bockoski asked for speculation for timeframe for second parcel to expire. Mr. Balcius stated if had water and sewer, could be within months. Needs the space now, if had the utilities all other matters are ready to build. To answer the question totally depends upon utilities.

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

Mr. Taylor clarified using monitor that the building proposed would not be built until water is available. Mr. Balcius stated correct. Mr. Zell added, statement made that not conducive to sewage with employees, so what are you going to do. Mr. Balcius answered in order to construct the facility need more than well water, for sprinkler system of the building need city water. Discussion on where the water would be coming from, from the south was general understanding with no guarantees. Mr. Balcius stated three phase power is another issue but is addressable, sewer is also desirable but holding tanks etc. could be done.
Mr. Berry stated in the event that approval is reached tonight, and water is not available, then the project would die. Mr. Balcius stated would hope the water would come eventually, needed for any development to take place in that area. Discussion on other business. Mr. Zell stated concern that this would stay undesirable. Mr. Balcius stated can improve the aesthetics and develop the back and sides for additional storage, improve the building to move most employees. Beautify the existing until could build new. Certainly, would be more efficient to build new and then move but without water, can not be done. Mr. Taylor stated is screening being proposed. Mr. Balcius stated have screening now, fence, chain-link with screening material. Can be made better how much as a tenant is a challenge. Mr. Balcius stated he felt his people do a good job of screening the salvage. Discussion of positioning took place. Mr. Berry asked if this was not approved, would he be looking for another location. Mr. Balcius stated yes, would ask for 6 months or so and would have to move operations. Mr. Taylor stated once the plat goes thru, the area is currently legal non-conforming, and that would be going away. If this is not approved would have to find another property as the business would not be approved. Mr. Balcius asked if it was possible, for a time frame for expiration, if can not build due to utilities it is not a good site for us. Can we get a variance for a period of time such as five years? We would need to be able to grow our business. Mr. Culp answered that is something that could be done.

Mr. Zell made motion to open public hearing for both dockets BZA-1119-041-C4 and BZA-1119-042-C4. Mr. Berry second. All present in favor.
No public comment.
Mr. Zell made motion to close public hearing for both dockets. Mr. Baker second. All present in favor.

Mr. Baker stated the future for traffic isn't something that should concern us. Secondly don't see a difference from what we saw before. Six months ago, with all the "what if's" makes it the same proposal. Mr. Zell agreed and stated concern for the water situation and a temporary variance to determine that it isn't the correct space for his business. Mr. Berry expressed his opinion of any new project is a lot of speculation. He stated difference between this and the last, he didn't think moving the corporate headquarters was part of the project. Mr. Berry shared observations around Westfield growth. Discussion ensued. Chairman Bockoski asked if any stipulations were needed. Mr. Schrumpf asked how many years could be given. Mr. Culp stated would not recommend longer than five years. Mr. Schrumpf stated plans show improvement and could get things moving in the area. Discussion on timeline and items involved as well as option for extension.

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

Discussion on the expiration of the variance for -042 after vehicles are moved, one year.
Mr. Culp suggested to add all the commitments to -041, and the new building with municipal water availability. Mr. Balcius added that Phase 2 would include the back-section landscaping, so it didn't need to be tore out for construction. Chairman Bockoski verified that 18 months after water is reasonable time for new building commitment.
Mr. Taylor read the following items to come due no later than 12/31/2020: to include front landscaping, the vehicles moved to the back of the current building, paving of the lot in front of current building, façade improvements to the current building and docket 042 to expire. And 12/31/2024 the new building constructed, or variance expires, unless municipal water is acquired then new building and back improvements would be constructed within 18 months. Whichever comes first for new building.
Chairman Bockoski asked what lighting looks like. Mr. Balcius stated general lighting in front parking lot, down lighting would need to be done in Phase 1. Mr. Taylor stated there are requirements for lights and signage and see Mr. Taylor prior to purchasing. Discussion of back lot, for security purposes.

Mr. Baker made motion to approve BZA-1119-041-C4 with the following contingencies: 1) Overall variance will expire on 12/31/2024. 2) Phase 1 will be completed by 12/31/2020 which includes front signage and landscaping, rear parking improvement hard surface applied, front lighting, salvage vehicles to be removed from fronts of both parcels to the rear, and front paving. 3) Phase 2 will be completed as new building, rear paving and rear lighting will be completed within 18 months of water becoming available. Mr. Berry second.

Mr. Baker-approve, Mr. Berry-approve, Mr. Zell-approve, Mr. Schrumpf-approve, Mr. Bockoski-approve. Motion passed 5-0.

Docket: BZA-1119-042-C4
Petitioner: GW Pierce Enterprises LLC
Property Address: 1715 E. 226th St., Cicero, IN 46034

A Land Use Variance request application has been submitted concerning Article 4.1 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an automobile sale and transporting business in a C4 Commercial Zoning district. Whereas; under article 4.1 of the Cicero/Jackson Township Zoning Ordinance, an automobile sales and transport business is not a permitted or special exception use.

Mr. Baker made motion to approve BZA-1119-042-C4 with the contingency that it expires on 12/31/2020. Mr. Berry second.

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

Mr. Schrumpf-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve, Mr. Berry-approve. Motion passed. 5-0.
Chairman Bockoski stated please see Mr. Taylor for further details on the variance and information needed for competition.

Action Item: Chairman Bockoski stated consider Election of officers even though voting will be next meeting. Mr. Baker asked about terms. Mr. Taylor answered Mr. Bockoski and Mr. Berry's terms are both up and have agreed to reappointment if powers that be decided to reappoint. This would be a four-year term. Mr. Zell expressed his appreciation for everyone working together. Discussion ensued.

6. Plan Director's Report: Attached, Mr. Taylor thanked everyone for allowing his questions tonight. November was good month, ytd $70120 ending over December 31, 2018. Five C/O's in Tamarack, M I Homes has approached the Plan Commission for changes and were tabled. More conversations to take place. This is a Town Council decision in the end. Lennar Homes also presented, asking to be tabled, asked for a summary of concerns so they have answers to all questions. Discussion on some of the items, all positive with conversations with Lennar. Also, Stan Widows has applied for rezone, again Town Council will have to approve. Discussion on ideas for these properties. Darkside Roasters pop up coffee shop at Alexanders, working at possibly leasing corner building from Brett Morrow (formerly Soul Sisters). Other news, Peru street new building Rugged Barbershop is open, front has possible lessee in sight.

7. Chairman's Report: Chairman Bockoski as chairman, Mr. Taylor jump in anytime, valuable input and very proud with the teamwork on tonight's dockets reaching a very good agreement.

8. Legal Counsel's Report: Mr. Culp stated he also very proud of how tonight ended, lots of detail but worked thru to improve the area. Mr. Zell questioned if business model questions were appropriate. Mr. Culp stated looking for a use variance, you have to understand what the use is being proposed and how to operate. Now if for a different variance, that would not be the case.

9. Board Member Comments: Mr. Zell asked if any updates on Arbor Homes. Mr. Taylor stated he has not heard from them. Perhaps Mr. Strong has. Mr. Culp stated at the last Town Council meeting water/sewer was discussed and determined to allocate 75 EDU's to each side of the bridge, with 25 on each side in reserve. Brief discussion on future concerns and solutions and current ordinances that are in place.
Mr. Zell thanked for the opportunity to sub again.

BZA# 1019-039-R5 Ferguson
BZA# 1119-041-C4 Pierce
BZA# 1119-042-C4 Pierce

10. Next Planned BZA Meeting: January 23, 2020 at 7:00 p.m.

11. Adjournment: **Mr. Baker 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

Docket # BZA-0826-22-C4

Petitoner Cargo Loop

town of Cicero | 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.

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

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: _____

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

Docket # BZA-0826-23-C4

Petitoner Cargo Loop

town of Cicero | 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:

   _____

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   _____

   _____

   This criterion has / has not been met.

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

   Findings of Facts:

   _____

   _____

   _____

   _____

   This criterion has / has not been met.

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

   Findings of Facts:

   _____

   _____

   _____

   _____

   This criterion has / has not been met.

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

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: _____

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

Docket # BZA-0826-24-C4

Petitoner Cargo Loop

town of Cicero | 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.*

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

town of Cicero | 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: _____

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

Docket # BZA-0826-25-C4

Petitoner Cargo Loop

town of Cicero | 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: _____

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

Docket # BZA-0826-26-C4

Petitoner Cargo Loop

town of Cicero | 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:

   _____

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   _____

   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: _____

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

Docket # BZA-0826-27-C4

Petitoner Cargo Loop

town of Cicero | 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: _____

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

Docket # BZA-0826-29-C4
Cargo Loop

town of Cicero | CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Findings of Fact/Decision Criteria:
The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts 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 requirements and development standards for the requested use as prescribed by this ordinance will be met.**

   Findings of Facts:

   _____
   _____
   _____
   _____

   This criterion has / has not been met.

3. **Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.**

   Findings of Facts:

   _____
   _____
   _____
   _____

   This criterion has / has not been met.

4. **The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.**

   Findings of Facts:

   _____
   _____
   _____
   _____

   This criterion has / has not been met.

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

CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:
Petitioner:
Address:

Any Conditions Attached:

_____

_____

_____

Board of Zoning Appeals Options:

In reviewing a request for *Special Exception 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: _____

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.

town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT
JUL 09 REC'D
RECEIVED

OFFICE USE ONLY

Variance Category		Docket #: BZA-0826-28-R1
✔ Development Standards	☐ Special Exception	Date of Application: 07/09/2026
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: $320
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances		☐ Approved ☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Joshua + Emily Wolfington		
Property Address: 14 Point Ln.		
City: Arcadia	State: IN	ZIP Code: 46030
Telephone: [redacted]	E-mail: [redacted]	
	Fax:	
Project Address: 14 Point Ln.	State: IN	ZIP Code: 46030
City: Arcadia	Subdivision: The Point	
Parcel:	Telephone: [redacted]	
General Contractor: Pioneer Construction	Fax:	
Address: 17805 Frank Myers Rd.	Cell Phone: [redacted]	
City: Cambridge City State: IN ZIP Code: 47327	Email: pioneerconst@starlightprint.net	
Variance Request:		
Placement of barn located in front of primary structure		
Commitments/ Conditions Offered:		
Code Section Appealed:		

The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service.
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town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT
JUL 09 REC'D
RECEIVED

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-30-R1	
☑ Development Standards	☐ Special Exception	Date of Application: 07/09/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Joshua + Emily Wolfington			
Property Address: 14 Point Ln.			
City: Arcadia		State: IN	ZIP Code: 46030
Telephone: [redacted]		E-mail: [redacted]	
	Fax:		
Project Address: 14 Point Ln.		State: IN	ZIP Code: 46030
City: Arcadia		Subdivision: The Point	
Parcel:		Telephone: [redacted]	
General Contractor: Pioneer Construction		Fax:	
Address: 17805 Frank Myers Rd.		Cell Phone: [redacted]	
City: Cambridge City	State: IN / ZIP Code: 47327	Email: pioneerconst@starlightprint.net	
Variance Request:			
Placement of barn located in front of primary structure			
Commitments/ Conditions Offered:			
Code Section Appealed:			

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town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT
JUL 09 REC'D
RECEIVED

OFFICE USE ONLY			
Variance Category		**Docket #:** BZA-0826-31-R1	
☑ Development Standards	☐ Special Exception	Date of Application: 07/09/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: $25	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Joshua + Emily Wolfington		
Property Address: 14 Point Ln.		
City: Arcadia	State: IN	ZIP Code: 46030
Telephone: [redacted]	E-mail: [redacted]	
	Fax:	
Project Address: 14 Point Ln.	State: IN	ZIP Code: 46030
City: Arcadia	Subdivision: The Point	
Parcel:	Telephone: [redacted]	
General Contractor: Pioneer Construction	Fax:	
Address: 17805 Frank Myers Rd.	Cell Phone: [redacted]	
City: Cambridge City State: IN ZIP Code: 47327	Email: pioneerconst@starlightprint.net	
Variance Request:		
Placement of barn located in front of primary structure		
Commitments/ Conditions Offered:		
Code Section Appealed:		

The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service.
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town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT
JUL 09 REC'D
RECEIVED

OFFICE USE ONLY

Variance Category		Docket #: BZA-0826-32-R1
✔ Development Standards	☐ Special Exception	Date of Application: 07/09/2026
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: $25
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances		☐ Approved ☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner:	Joshua + Emily Wolfington		
Property Address:	14 Point Ln.		
City:	Arcadia	State: IN	ZIP Code: 46030
Telephone:	[redacted]	E-mail:	[redacted]
		Fax:	
Project Address:	14 Point Ln.	State: IN	ZIP Code: 46030
City:	Arcadia	Subdivision:	The Point
Parcel:		Telephone:	[redacted]
General Contractor:	Pioneer Construction	Fax:	
Address:	17805 Frank Myers Rd.	Cell Phone:	[redacted]
City: Cambridge City	State: IN ZIP Code: 47327	Email:	pioneerconst@starlightprint.net

Variance Request:

Placement of barn located in front of primary structure

Commitments/ Conditions Offered:

Code Section Appealed:

Docket # BZA-0826-28-R1

Petitoner Wolfington

town of Cicero | 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 it will not, it will be used for storage and kids activities.

This criterion has / has not been met.

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

Findings of Facts:

No.

This criterion has / has not been met.

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

Findings of Facts:

No it will not.

This criterion has / has not been met.

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

town of Cicero | 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.

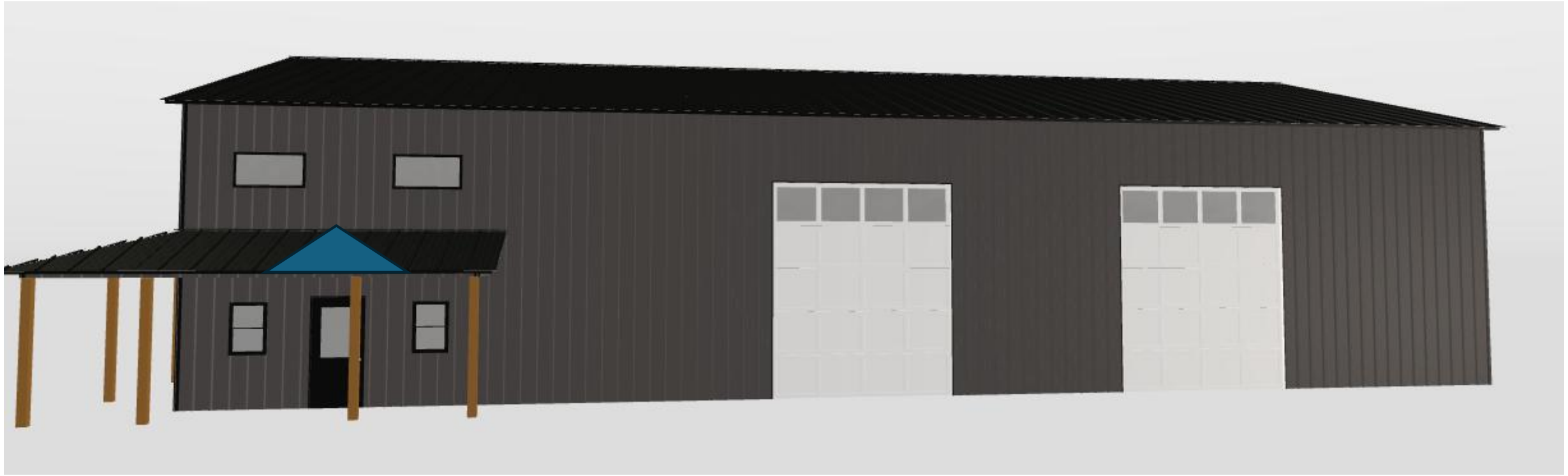
Decision:_____

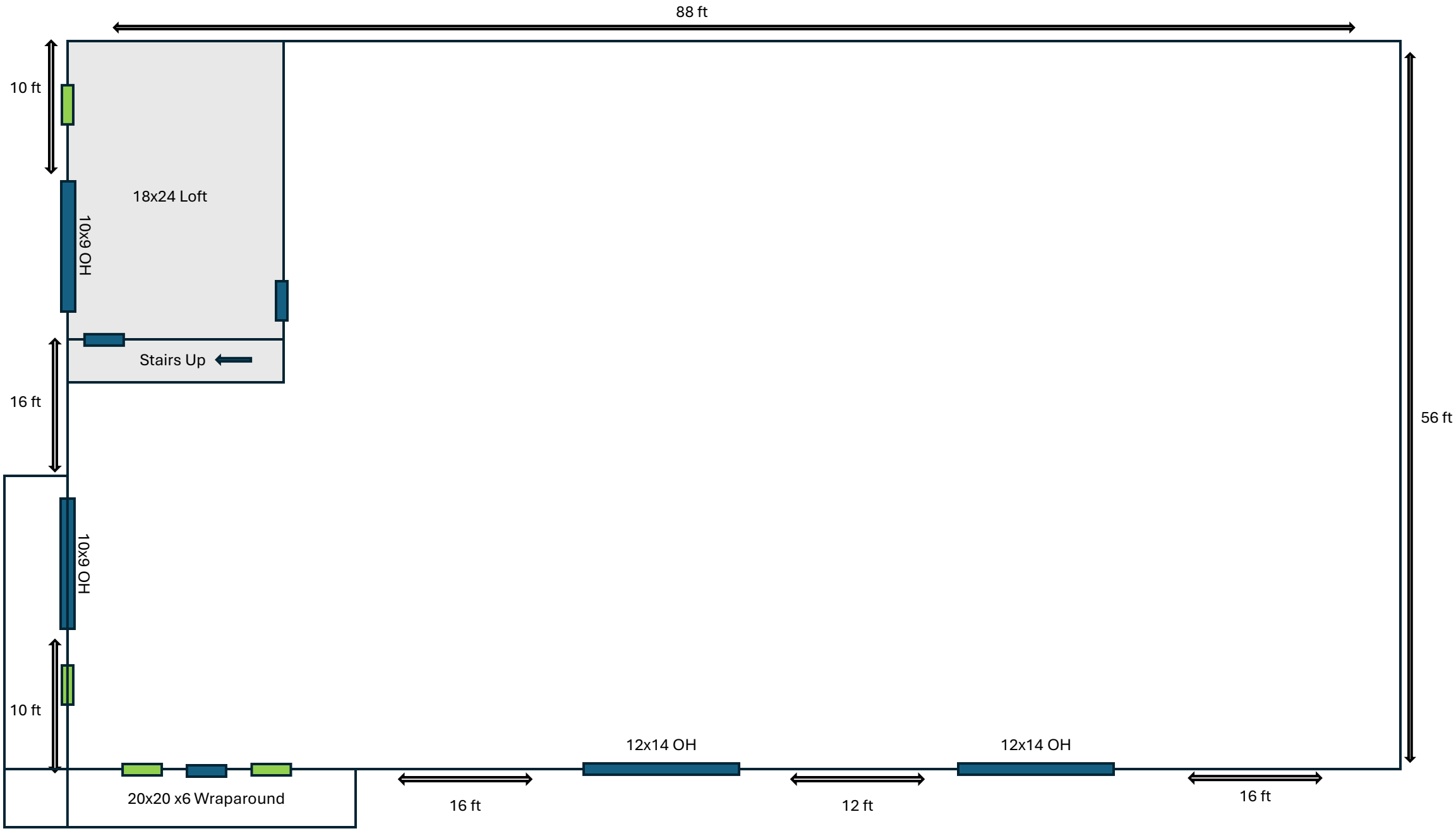
Any Conditions Attached: _____

Signature: _____ Date: 7/9/26

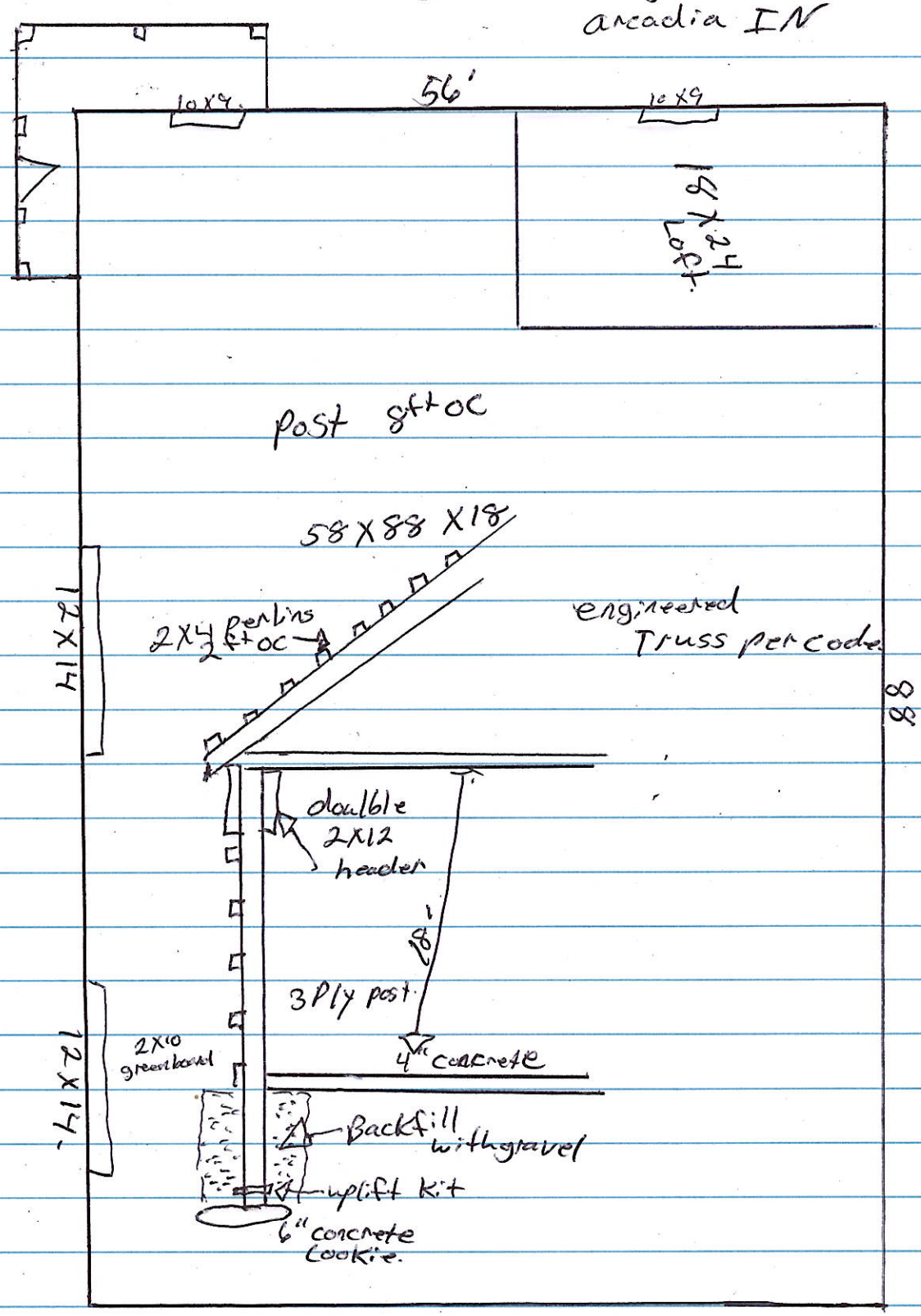
Print: Joshua Wolfington

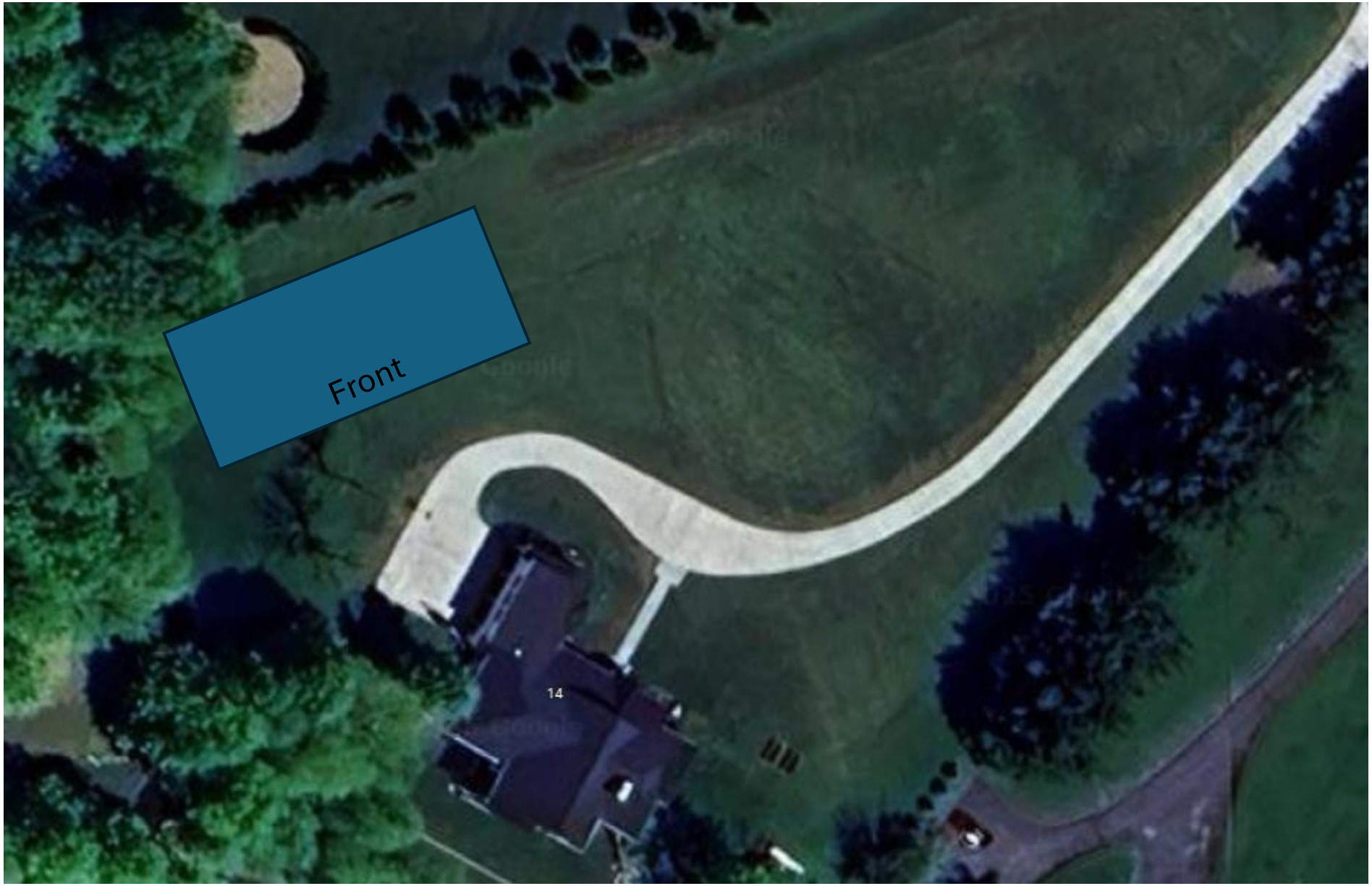
331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG




88 ft
10 ft
18x24 Loft
10x9 OH
Stairs Up
16 ft
56 ft
10x9 OH
10 ft
12x14 OH
12x14 OH
20x20 x6 Wraparound
16 ft
12 ft
16 ft

Josh wolfington
arcadia IN




Front
14

Docket # BZA-0826-28-R1

Petitoner Josh Wolfington

town of Cicero | 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:

   _____

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   _____

   This criterion has / has not been met.

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

   Findings of Facts:

   _____

   _____

   _____

   _____

   This criterion has / has not been met.

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

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: _____

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

Docket # BZA-0826-30-R1

Petitoner Josh Wolfington

town of Cicero | 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:

   _____
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   This criterion has / has not been met.

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

   Findings of Facts:

   _____
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   _____

   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.

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town of Cicero | 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: _____

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

Docket # BZA-0826-31-R1

Petitoner Josh Wolfington

town of Cicero | 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:

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   This criterion has / has not been met.

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

   Findings of Facts:

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   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.

town of Cicero | 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: _____

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_____

Signature: _____ Date: _____

Print: _____

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

Docket # BZA-0826-32-R1

Petitoner Josh Wolfington

town of Cicero | 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: _____

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CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

July 2026

Permit Revenue: July 2026 $4,245 YTD: $57,568

July 2025 = $6,551 YTD: $29,927

Difference: Month = -$2,306 YTD: +$27,641

- We have issued a total of 25 building permits for July 2026.
- 14 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 6 in Jackson Township (of which, 0 has been for a new home).
- We have issued 5 ROW/Encroachment Permits
- Estimated Cost of projects permitted $360,028
- The next Plan Commission meeting is scheduled for Aug 12th at the Town Hall, the next BZA meeting is scheduled August 20th at Town Hall. Both committees have items on the agenda and will meet.

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

At your service!

Frank Zawadzki