

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
JUNE - 2017 REGULAR MONTHLY MEETING
AGENDA**

DATE: June 29, 2017

PLACE: Commissioner's Court Room
3rd Floor, Delaware County
Building

TIME: 6:30 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Jack Neal, Jr.

Kathy Carey

Scott O'Dell

Jim Fowler

Kelly Watson, Jr.

Katherine Kennison

Phyllis Zimmerman

MINUTES: Consideration of the April, 2017 and May, 2017 regular monthly meeting minutes.

OLD BUSINESS:

BZA 18-17 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Jeffrey Harry**, 410 Woodlawn Parkway, Parker City, Indiana, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a photography studio, a 2' x 2' wall sign in front and a 3' x 5' sign on a fence in the rear in a residence zone on premises located at 217 East Centennial Avenue, Muncie, Indiana, as more accurately described in the application.

NEW BUSINESS:

BZA 21-17 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Martin D. Schwartz Trust/Judith Ball**, 315 West Adams Street, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow reduced side and rear setbacks for a property line adjustment between two parcels on premises located at 2900 & 2910 West Devon Road, Muncie, Indiana, as more accurately described in the application.

BZA 22-17 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Nebo Road, LLC and Nick Dellen**, 2527 West Main Street, Greenfield, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a modification to an approved variance to allow a reduction in the diameter of landscape trees for two new auto dealerships on premises generally located at the southeast corner of Nebo Road/CR 400W and McGalliard Road/SR 332, Muncie, Indiana, as more accurately described in the application.

BZA 23-17 **Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Richard A. & Debra A. Miller**, 17990 North Willman Road, Eaton, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the square footage of the accessory buildings to exceed that of the dwelling for a new detached garage on 3.99 acres on premises located at 17990 North Willman Road, Union Township, Delaware County, Indiana, as more accurately described in the application.

BZA 25-17 **Jurisdiction: Board of Zoning Appeals**
Being an automatic continuance of a public hearing on the matter of an application filed by **Max & Susan Ford and Estep & Company**, 8030 East Cliffton Road, Albany, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback build-to line and reduced parking for a new restaurant and retail building on premises located at 3000 North Wheeling Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 26-17 **Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Michael K. Greicus Trust/ Michael K. Greicus (Trustee) and Belle Tire Incorporated**, 1000 Enterprise Drive, Allen Park, Michigan, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback build-to line and no sidewalk along McGalliard Road/SR 332 for a new retail building on premises generally located on the south side of the 4300 Block of West Bethel Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 27-17 **Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Eastern Indiana Management Company and John Gasser (Wendy's)**, 2621 West Main Street, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow partial sidewalk reduction, partial reduced greenbelts, partial side yard buffering, reduced parking lot screening, reduced foundation treatment and a pole sign for expansion of an existing restaurant site on premises located at 2626 West Jackson Street, 104 South Manning Avenue and 2617-2621 West Main Street, Muncie, Indiana, as more accurately described in the application.

BZA 28-17 **Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Victory Honda of Muncie & Cappel Properties, LLC**, 3939 Holden Drive, Ann Arbor, Michigan, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow replacement of a 10' x 30' pylon sign on premises located at 4901 West McGalliard Road/SR 332, Muncie, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: