

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 5/6/25
Case No.: BZA 27-25

(1) Applicant: Parlour Properties, LLC

Address: 1300 West University Avenue, Muncie, Indiana 47303 Phone: 765-288-8950

(2) Applicant's Status: (Check the appropriate response)

☒ (a) The applicant's name is on the deed to the property.

☐ (b) The applicant is the contract owner of the property.

☒ (c) Other: Purchase Agreement for sale to Crescent Hills Recovery, LLC

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: Parlour Properties, LLC

Owner's address: 1300 West University Avenue, Muncie, Indiana 47303

(4) Record of Ownership:

Deed Book No.: 2017R

Page: 12226

Purchase Date: September 18, 2017

Legal Description: (From the Deed or Abstract)

Lot Number One (1) in Kitselman Estates, a subdivision in the City of Muncie, Delaware County, Indiana as recorded in Instrument No. 2017R03165 in the records of the Recorder of Delaware County, Indiana.

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

1300 West University Avenue, Muncie, Indiana 47303

(6) Type of Appeal: (Check the appropriate response)

☐ (a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

☐ (b) Request for a Special Use according to Article XXXII, Section 5-B-2.

☒ (c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

Request for a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XIV, Section 1, to allow a for profit healthcare center for short-term inpatient treatment in a historic home (14,000+ sq. ft.) on 1.5 acres in a residence zone.

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

This property is a historic 14,000+ square foot home that has been used for commercial purposes for many decades. The current R-2 Residential Zone does not permit its long-term commercial use. The most current commercial use is the Parlour Salon. The property is an approximate 1.5 acre parcel that is almost completely improved with the house and the asphalt areas used for access drives and parking for 50+ vehicles. The proposed use will allow for the renovation and capital improvements to the historic home of approximately \$1,000,00.00, providing approximately 30 full-time health care jobs and no more than 35-40 beds.

(9) Present Zoning of the property: (Give exact classification)

R-2 - Residential Zone

(10) Present use of the property:

Parlour Salon

(11) Describe the proposed use of the property:

Health Care Center for short-term inpatient treatment in a luxurious environment.

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: _____

- (13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? Yes

Has the Applicant discussed this Appeal with these owners personally? No

If answer is "YES", give their attitudes toward the proposal.

Applicant has been in contact with the Hazelwood Church property that formerly owned the site and is contiguous to the subject property.

- (14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No

- (15) Has work for which this application is being filed already started? If answer is "YES", give details.

No

- (16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

No

- (17) If the Appeal is granted, when will work commence?

June 2025

When will it be completed?

December 2025

- (18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

Crescent Hills Recovery, LLC - Purchaser

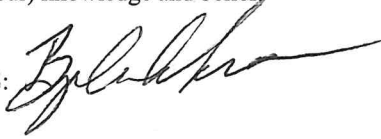
AFFIDAVIT

(I or We) Bryce Anderson, Member

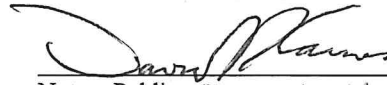
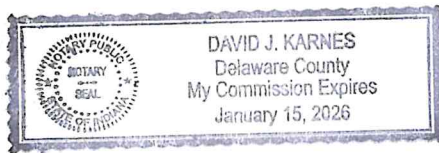
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES:



Subscribed and sworn to before me this 6th day of May, 2025 /



Notary Public - David J. Karnes

January 15, 2026
Commission Expires Comm # 707683

Resident of Delaware County

State of Indiana.

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public

hearing on the 29 day of May, 2025.

Signed:



Date:

5-8-25

BUSINESS ENTITY REPORT

NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID	201703131185524
BUSINESS TYPE	Domestic Limited Liability Company
BUSINESS NAME	PARLOUR PROPERTIES LLC
ENTITY CREATION DATE	03/13/2017
JURISDICTION OF FORMATION	Indiana
PRINCIPAL OFFICE ADDRESS	1300 W University Ave, Muncie, IN, 47303, USA

YEARS FILED

YEARS	2021/2022
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EFFECTIVE DATE

EFFECTIVE DATE	05/28/2021
EFFECTIVE TIME	10:23 AM

REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE	Individual
NAME	Ross M. Swallow, CPA
ADDRESS	1100 W White River Blvd, Muncie, IN, 47304, USA
SERVICE OF PROCESS EMAIL	RSWALLOW@WHITINGER.COM

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted.

PRINCIPAL(S)

TITLE	Member
NAME	Bryce Anderson
ADDRESS	4301 W Hummingbird Way, Muncie, IN, 47304, USA

1
3
Duly Entered for Taxation
Transfer Fees \$ 5.00

ITIC
28
SEP 19 2017

Thomas G. Crouse
Delaware County Auditor

2017R12226
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
09/19/2017 1:24 PM
REC FEE: 25.00
PAGES: 2

File No: 20174049

Parcel Numbers: 18-11-09-308-018.000-003

WARRANTY DEED

This Indenture Witnesseth, That the Trustees of the Hazelwood Christian Church, f/k/a Jackson Street Christian Church ("Grantor"), *Convey(s) and Warrant(s)* to Parlour Properties LLC, an Indiana limited liability company ("Grantee"), for the sum of One & 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

Lot Number One (1) in Kitselman Estates, a subdivision in the City of Muncie, Delaware County, Indiana, as recorded in Instrument No. 2017R03165 in the records of the Recorder of Delaware County, Indiana,

Commonly known as 1300 W. University Ave., Muncie, IN 47303.

Subject To any and all easements, assessments, agreements, and restrictions of record.

The undersigned person executing this deed on behalf of Grantors represents and certifies that he has been fully empowered to execute and deliver this warranty deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Right of First Refusal: Grantor and Grantee herein incorporate the terms of the Right of First Refusal contained in Item 13 of the Real Estate Purchase Agreement dated March 30, 2017 into this deed. Grantor and Grantee herein shall have the first right and option to purchase each other's real estate described in said Agreement pursuant to the terms of said Purchase Agreement.

In Witness Whereof, Grantor has executed this deed this 18th day of September, 2017



Trustees of the Hazelwood Christian Church, f/k/a Jackson Street Christian Church

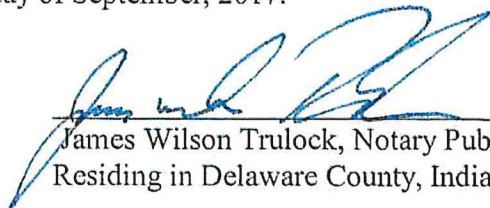
BY: William L. Ritchie
William L. Ritchie, Property Chairman and
duly appointed Agent of Trustees

STATE OF INDIANA, COUNTY OF DELAWARE, SS:

Before me, a Notary Public in and for the said County and State, personally appeared, William L. Ritchie, Property Chairman and duly appointed Agent of the Trustees of the Hazelwood Christian Church, f/k/a Jackson Street Christian Church, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of September, 2017.

My Commission Expires: 3/29/2023

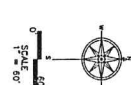

James Wilson Trulock, Notary Public
Residing in Delaware County, Indiana

Send tax bills to and Grantee's street or rural route address is 1300 W. University Ave., Muncie, IN 47303.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. James W. Trulock

This instrument prepared by James W. Trulock, Attorney at Law





PROPERTY DIVISION
1400 W. UNIVERSITY AVE.
MUNCIE, INDIANA



325 W. Washington
Muncie, IN 47305
Ph: 765-282-5594
Fax: 765-282-5596
Auden Ltd. Europe, Inc.

Current: **PAULWOOD CHRISTIAN CHURCH**
Crew: **BHA/GPS**
Electronic Fieldbook
Field Date: **1/06/17**
STAKES SET **1/25/17**

Revisions

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