

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: April 21, 2025

Case No.: BZA 23-25

(1) Applicant: Huffer Memorial Children Center/ Longfellow PreK

Address: 2000 N Elgin Street Muncie, IN 47303

Phone: 765-289-0409

(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: _____

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

Owner of the property involved: Huffer Memorial Children's Center

Owner's address: _____

(4) Record of Ownership:

Deed Book No.: 20180897

Page: _____

Purchase Date: 6/8/2018

Legal Description: (From the Deed or Abstract)

See Attachment

(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).

2000 N Elgin Street Muncie, IN 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.)

SEE ATTACHED

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

We would like a special appeal for our main property and the additional two classrooms housed next door in the Longfellow Elementary building. The building is listed in a Residential (R4) zone and we need a special appeal approval to submit for our annual Indiana licence application. Huffer has operated as a childcare center at our main location since 1975 and added two new classrooms next door at Longfellow Elementary in 2021.

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

R-4 Residence Zone

(10) Present use of the property:

Childcare Center

(11) Describe the proposed use of the property:

A licensed childcare center.

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: _____

Answer to #7

BZA 23 -25 Huffer Memorial

Request for a child care center special use under the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XVI, Section 2, item 4, to allow a child care organization known as Huffer Memorial Childcare and Longfellow PreK to operate in the existing child care center building and also in Longfellow public school, all in a residence zone.

- (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.

- (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.

Yes the childcare center and two additional classrooms are fully operational.

- (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?

No additional work is required.

When will it be completed?

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

Huffer Memorial Children's Center.

AFFIDAVIT

(I or We) Lanett Clark
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:

Lanett Clark

Subscribed and sworn to before me this 21 day of April, 2025,



Denelle Murrell
Notary Public
October 23, 2030
Commission Expires

of Delaware County

Resident

State of Indiana

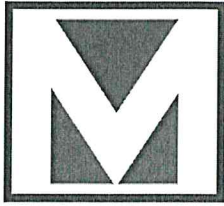
DO NOT WRITE IN THIS SPACE

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 5 day of June, 2025.

Signed: Denelle Murrell
Date: 5/28/25

BZA 23-25



Muncie Community Schools

4301 S. Cowan Rd.
Muncie, IN 47302
Phone: (765) 747-5211
muncieschools.org

May 16, 2025

Dear Delaware-Muncie Board of Zoning Appeals

Muncie Community Schools partners with Huffer Memorial Children's Center to offer preschool classes at Longfellow Elementary. These classes are operated by Huffer within Longfellow, which is part of Muncie Community Schools.

Muncie Community Schools permits Huffer Memorial Children's Center to operate on MCS property and supports Huffer's request for a "Special Use Zoning Appeal" to continue the program.

Please let me know if you have any questions about our partnership with Huffer Memorial Children's Center, or if you need anything else from Muncie Community Schools in this regard.

Sincerely,

A handwritten signature in black ink that reads "Chuck Reynolds". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Dr. Chuck Reynolds, Director of Public Education and CEO
Muncie Community Schools

B2A 23-25

Longfellow
School

Warranty Deed 41959

This Indenture Witnesseth, That Herbert G. Austin, and

Hazel F. Austin, his wife, duly entered for taxation Aug 26, 1952

CARL J. FISHER, Auditor, Filed for Record

Aug 26, 1952 at 24 M. Deed Record 139

Page 417 Fee \$ 1.00 paid Betty Pittenger, C.

of Delaware County, in the State of Indiana, do hereby
Convey and Warrant to The School City of Muncie, Indiana,

of Delaware County, in the State of Indiana, for and in consideration
of Twenty Thousand Dollars (\$20,000.00)
the receipt whereof is hereby acknowledged, the following described Real Estate
in Delaware County, in the State of Indiana, to-wit:

A part of the Southwest Quarter Section 2 Township 20 North
Range 10 East more particularly described as follows, to-wit:
Beginning at a point in the South line of the Southwest Quarter
Section 2 Township 20 North Range 10 East six hundred sixty six
and nine tenths (666.9) feet East of the Southwest corner of the
said Southwest Quarter Section 2, which point is the Southeast
corner of Creston Addition as said Addition is laid out and platted
in the City of Muncie, Indiana, and recorded in the Records of the
Recorder of Delaware County, Indiana, on Plat Book 6 page 35; run-
ning thence North on the East line of said Creston Addition eight
hundred twelve (812) feet; thence East parallel with the South line
of the said Southwest Quarter Section 2 eight hundred twenty five
(825) feet; thence South parallel with the said East line of Creston
Addition eight hundred twelve (812) feet to the said South line of
the said Southwest Quarter Section 2; thence West on the said South
line of the said Southwest Quarter Section 2 eight hundred twenty
five (825) feet to the place of beginning, estimated to contain
15.279 acres more or less, Reserving a right of way and easement
thirty (30) feet in width off of the entire South side of the above
described real estate for the use of the Public, which right of way
and easement is hereby dedicated to the Public for the purposes of
a Highway.

The grantors agree to pay all taxes and assessments against
the real estate above described.

The grantors shall have the right at their own cost to remove
from said real estate the dwelling house and other buildings locat-
ed thereon and also the right to harvest the crops which are
already on said real estate, within eleven (11) months from May 31,
1952.

In Witness Whereof, The said Herbert G. Austin and Hazel F. Austin,
his wife,

have hereunto set their hand and seal this 19th day of August 1952.

(Seal) Herbert G. Austin (Seal)

(Seal) Hazel F. Austin (Seal)

(Seal) Hazel F. Austin (Seal)

(Seal) Hazel F. Austin (Seal)

STATE OF INDIANA, Delaware COUNTY, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 19th

day of AUGUST, A.D. 1952, personally appeared the within named

Herbert G. Austin and Hazel F. Austin, his wife,

and acknowledged to me that they executed the foregoing instrument as their

primary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires March 21st, 1955

Ann Walterhouse Notary Public

(Ann Walterhouse)



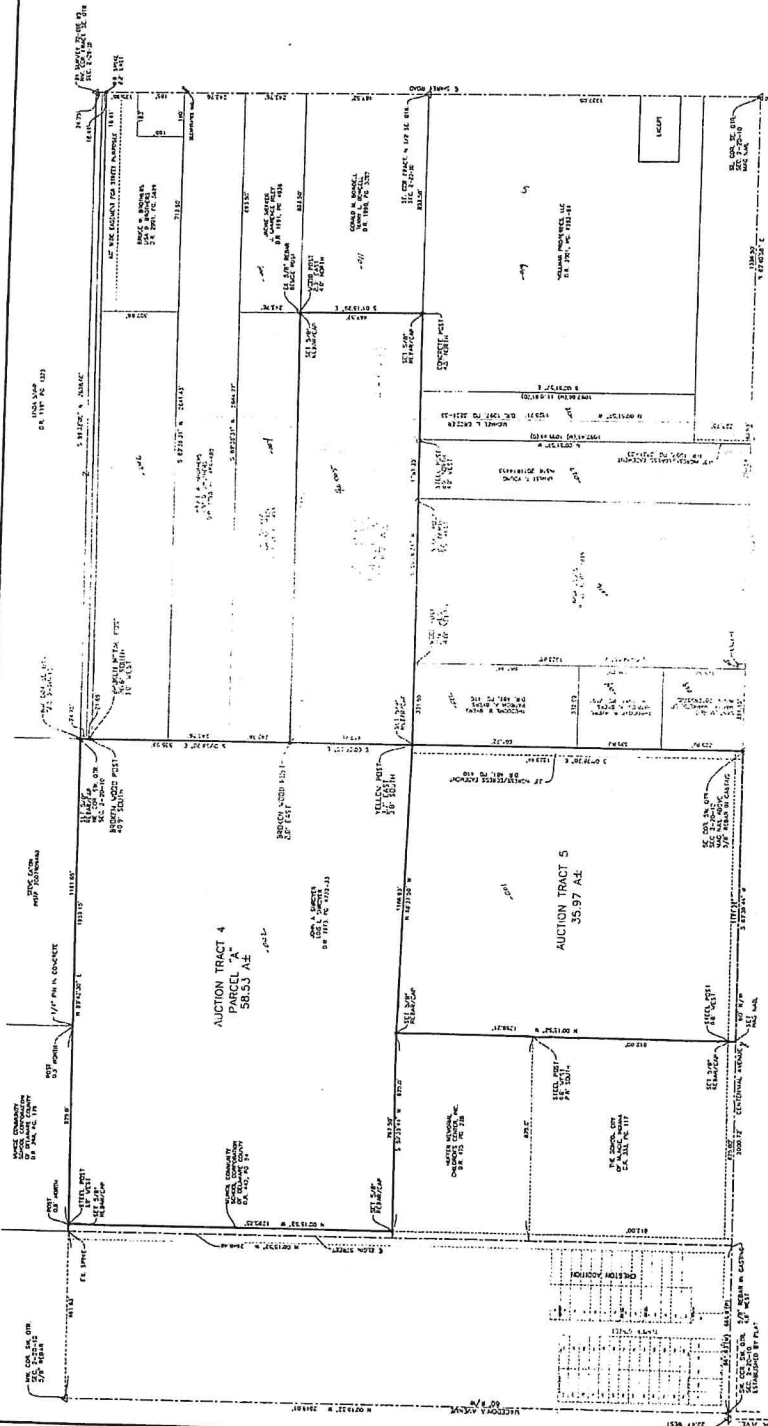
SHROYER FARM DIVISION
FOR WAGNER AUCTIONEERS
DEC 2 1990



Revisions

No. 1
Date: 10-15-17
Reason: DATED PARCEL

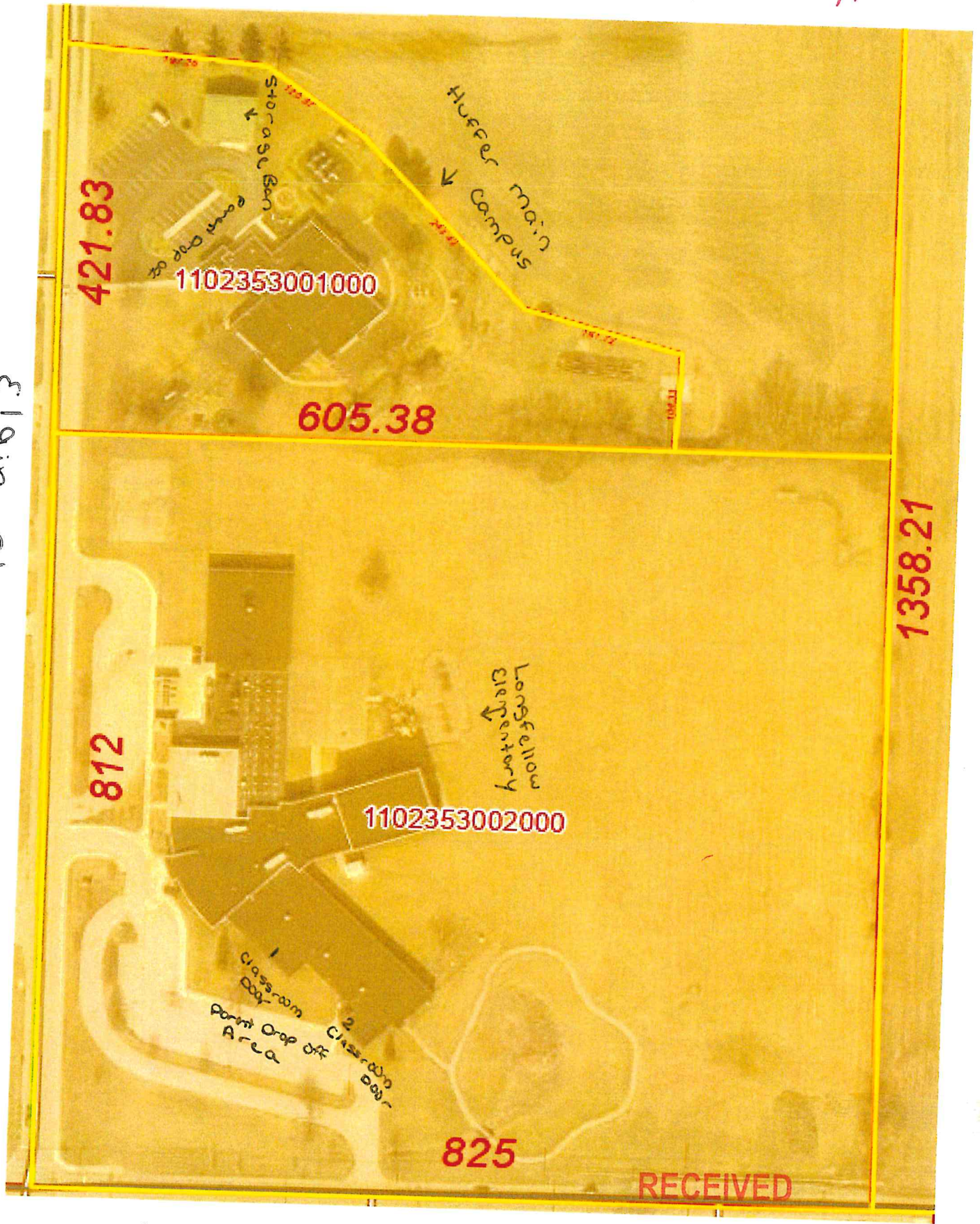
Drawn: LAR
Plot: 09-25-12
Asst.: 017263
Title: ELLIOTT
Said Book: ELLIOTT
Said Date: 09-17-12

[illegible][illegible]

Archie L. Galt
Registered Long Surveyor 3400-1019
Harden L. Galt

1
N

street 1613



Centennial Ave

APR 21 2024

BZA 23-25

DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION