

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 5/30/25
Case No.: BZA 28-25

(1) Applicant: Muncie Mission Ministries, Inc Frank Baldwin

Address: 1725 S Liberty St, Muncie, IN 47302 Phone: 765-288-9122

(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: _____

Owner's address: _____

(4) Record of Ownership:

Deed Book No.: Instr. 2025R04433 & 2009R17259

Page: _____

Purchase Date: 3/31/2025 & 7/21/2009

Legal Description: (From the Deed or Abstract)

See Attached deed of record

(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).

1910 S Mock Ave., Muncie, IN 47302

(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.)

The owner intends to divide off northern most house because they cannot have a rental property and keep tax exempt status. House parcel will not have an adequate front setback. The structure is 19.16 feet from lot line and the required is 20 feet.

The owner intends to divide off garage on south end of parcel that was intended to be sold to a Cameron Bell. Once sold the Bell parcel will have an accessory building larger than the dwelling. This is to correct prior parcel lines and place ownership with the intended parties.

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

II- Intense Industrial

(10) Present use of the property:

Charity

(11) Describe the proposed use of the property:

Charity-R-5 use

(12) Is the property:

☐ Owner Occupied

☐ Renter Occupied

☒ Other: Charitable organization

Answer to #7

BZA 28-25 Muncie Mission Ministries

Request for variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XVII, Section 4, to allow a ~19' front setback rather than a 20' setback for a variance of ~1' for the existing house at 1910 S. Mock St. and Article IX, Section 14.1, to allow an existing 1,120 sq. ft. detached garage and 280 sq. ft. detached garage together totaling 1,400 sq. ft. to be larger than the 840 sq. ft. dwelling at 2110 E. 14th St. for a variance of 560 sq. ft., all for the separation of a house and a garage from the church and fellowship hall through platting to result in three lots and the garage to be joined to the parcel containing the house at 2110 E. 14th St.

- (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.

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?

immediately

When will it be completed?

As soon as plat is approved

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

Muncie Mission Ministries, Inc, and/or Cameron Bell

AFFIDAVIT

(I or We) Frank Baldwin, CEO Muncie Mission

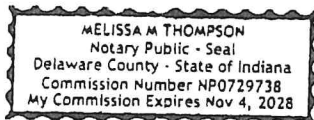
TYPE NAME(S) OF SIGNATORIES

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:

Frank Baldwin, CEO Muncie Mission

Subscribed and sworn to before me this 22nd day of May, 2025 /



Melissa M. Thompson
Notary Public

11/04/2028
Commission Expires

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 26 day of June, 2025.

Signed:

[Signature]

Date:

6-13-25

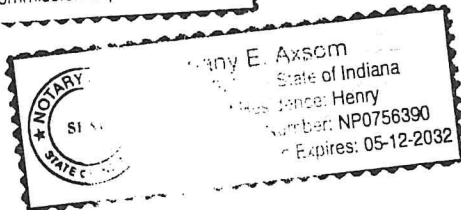
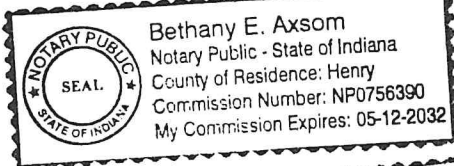
AFFIDAVIT

(I or We) Cameron E Bell
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: Cameron E Bell

Subscribed and sworn to before me this 29th day of May, 2025



Bethany E Axsom

Notary Public

5/12/2032

Commission Expires

Resident of Henry County

State of IN

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 _____ day of _____, 20____.

Signed:

Date:

Kyan Kramer

Duly Entered for Taxation
Transfer Fees \$20.00

MAR 31 2025

DELAWARE CO. AUDITOR

2025R04433
JAN SMOOT
DELAWARE COUNTY RECORDER
RECORDED ON
03/31/2025 01:38 PM
REC FEE 25.00
PAGES: 3
RECORDED AS PRESENTED

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That

Industry Church, Inc., an Indiana Non-Profit Corp

of Delaware County, in the State of Indiana,

Release and Quit-Claim to

Muncie Mission Ministries, Inc.

of Delaware County, in the State of Indiana, for no consideration the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Legal Description provided on Exhibit A

Parcel No. Property 1: 18-11-23-126-004.000-003
Property 2: 18-11-23-126-018.000-003
Property Address: Property 1: 1910 South Mock Avenue, Muncie, IN 47302
Property 2: 1912 South Mock Avenue, Muncie, IN 47302

GRANTEES TAX MAILING ADDRESS: Muncie Mission Ministries, Inc.
1725 S LIBERTY ST
MUNCIE, IN 47302

Subject to easements, restrictions, and rights of way of record.

Preparer states that only a title search has been performed in conjunction with preparation of deed, which has been prepared at the Grantors request, and makes no warranties as to the vesting or quality of title to subject real estate and makes no representation as to the tax or legal consequences resulting from the execution of this deed.

In Witness whereof the said Industry Church, Inc., an Indiana Non-Profit Corp by Frank McCreery, Authorized Representative has hereunto executed the foregoing deed on this 31st day of March, 2025.

By: Franklin L. McCreery
Industry Church, Inc., an Indiana Non-Profit Corp
by Frank McCreery, Authorized Representative

State of Indiana
County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, on this 31st day of March, 2025 came Industry Church, Inc., an Indiana Non-Profit Corp by Frank McCreery, Authorized Representative and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.



Michalyn Renee Collins (Seal)
Notary Public

My commission expires: Aug 13, 2031
Resident of: Delaware

This instrument prepared by: James R. Wesley, Attorney at Law
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 21st Canon

2025-D-129



14

EXHIBIT A
Legal Description

THIS IS RECORD

① Part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, described as follows: Beginning at a point in the West line of said Northeast Quarter 167.5 feet South of the Northwest corner thereof; thence East parallel to the North line of said Northeast Quarter of said Northwest Quarter of said Section 23, 332.83 feet; thence South at right angles to said North line 131.75 feet; thence West parallel to the North line of said Northeast Quarter of the Northwest Quarter 328.33 feet to the West line thereof; thence North on said West line to the place of beginning, estimated to contain 1 acre, more or less.

② ALSO, A part of the Northeast Quarter of the Northwest Quarter of Section 23, in Township 20 North, of Range 10 East bounded and described as follows: Beginning at a point on the West line of the Northeast Quarter of the Northwest Quarter of Section 23 in the center of Macedonia Pike which point is 299.25 feet South of the North line of said Quarter running thence East parallel to the North line of said Quarter a distance of 181 feet and 4 and 1/2 inches; thence South and at a right angle to said North line of said Quarter 80 feet; thence West parallel to the North line of said Quarter 148 feet 7 1/2 inches to the center line of the Macedonia Pike; thence North along said center line 80 feet more or less to the place of beginning.

ALSO, A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, of Range 10 East, more particularly described as follows:

③ Beginning at a point 379.25 feet South of the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23, and running thence East a distance of 150 feet to a point; running thence Northerly on a line parallel with the West line of said Northeast Quarter of said Northwest Quarter of said Section 23, 60 feet to the South line of a parcel of land heretofore deeded to Victor N. Barnes, et al; running thence North Easterly on said Barnes South line 29 feet; running thence Southerly parallel with the West line of said Northeast Quarter of said Northwest Quarter of said Section 23, a distance of 163 feet to a point, which point is the Northeast corner of a parcel of land heretofore deeded to Isaac N. Futrell; running thence West on a line parallel with the North line of said Northeast Quarter of said Northwest Quarter of said Section 23, 179 feet to the West line of said Northeast Quarter of said Northwest Quarter; running thence North on said West line of said Northeast Quarter of said Northwest Quarter to the place of beginning.

④ ALSO, 150 feet of equal width off of the entire North end of the following described real estate; A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly described as follows, to-wit: Beginning at a point 692.75 feet South of and 179 feet East of the Northwest corner of the said Northeast Quarter of the Northwest Quarter, running thence North on a line parallel with the West line of the said Northeast Quarter 393.5 feet, more or less, to a point in the South line of a parcel of land sold to one Victor M. Barnes and recorded in Deed Record 101, page 561 in the deed records of Delaware County, Indiana, said point is 299.25 feet South of the North line of the said Northeast Quarter; running thence East on a line parallel with the North line of the said Northwest Quarter 149.3 feet, more or less, to the West line of a parcel of land sold to one Eliza DeWitt; thence South on the said Eliza DeWitt's West line 86.75 feet more or less to the Southwest corner of the said DeWitt's land; thence East on the South line of the said DeWitt's land 13 feet 2 inches more or less to a point; thence South on a line parallel with the West line of the said Northeast Quarter 306.75 feet more or less, to a point (said point is in the middle line of a proposed highway) running thence West on the said middle line of said proposed roadway 164.1 feet, more or less, to the place of beginning. Said parcel is estimated to contain 1 1/2 acres of ground, more or less, expecting therefrom the following described real estate, to-wit: A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly described as follows: Beginning at a point 692.75 feet South and 298.1 feet East of the Northwest corner of the said Northeast Quarter of said Northwest Quarter, and running thence East 45 feet to the East line of the tract of land conveyed to Fred and Bessie Qualkinbush by deed recorded in Deed Record 179 at page 397 of the records of Delaware County, Indiana, running thence North parallel with the West line of said Quarter Quarter Section 306.75 feet; thence West 13 feet 2 inches; thence North 86.75 feet; thence West 31 feet 10 inches; thence South parallel with the West line of said Quarter Quarter Section 393.5 feet to the place of beginning, estimated to contain .40 of an acre, more or less. The South 25 feet of said tract is hereby dedicated to the public for highway purposes, leaving in the tract herein described 1.10 acres, more or less.

⑤ ALSO, A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly described as follows: Beginning at a point 449.25 feet South and 298.1 feet East of the Northwest corner of the said Northeast Quarter of said Northwest Quarter, and running thence East 45 feet to the East line of the tract of land conveyed to Fred and Bessie Qualkinbush by deed recorded in Deed Record 179 at page 397 of the records of Delaware County, Indiana; running thence North parallel with the West line of said Quarter Quarter Section 63.25 feet; thence West 13 feet 2 inches; thence North 86.75 feet; thence West 31 feet 10 inches; thence South parallel with the West line of said Quarter Quarter Section 150 feet to the place of beginning.

(legal description continued on next page)

EXCEPTING, A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, described as follows, to-wit: Beginning at a point 379.25 feet South of the North line and 179 feet East of the West line of said Northeast Quarter of the Northwest Quarter and running thence South parallel with the West line of said Quarter Quarter 70 feet; thence East parallel with the North line of said Quarter Quarter 33.14 feet; thence North parallel with the West line of said Quarter Quarter 70 feet; thence West 33.14 feet to the place of beginning, containing 0.053 acres, more or less.

ALSO, A part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 20 North, Range 10 East, described as follows, to-wit: Beginning at a point 299.25 feet South of the North line and 150 feet East of the West line of said Northeast Quarter of the Northwest Quarter and running thence South parallel with the West line of said Quarter Quarter 80 feet; thence East parallel with the North line of said Quarter Quarter 29 feet; thence North parallel with the West line of said Quarter Quarter 80 feet; thence West 29 feet to the place of beginning, containing 0.053 acres, more or less.

ALSO, A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly described as follows, to-wit: Beginning at a point 337.33 feet East of the center line of Mock Avenue and 134.5 feet South of the South line of Ohmer Avenue (now Memorial Drive) thence South at right angle to the said South line of Ohmer Avenue (now Memorial Drive) 214 feet; thence East parallel with the said South line of Ohmer Avenue (now Memorial Drive) 58 feet; thence North at right angle to the said South line of Ohmer Avenue (now Memorial Drive) 214 feet; thence West parallel with the said South line of Ohmer Avenue (now Memorial Drive) 58 feet to the place of beginning, containing .29 acre, more or less.

ALSO, Part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly described as follows, to-wit: Beginning at a point 692.75 feet South and 343.1 feet East of the Northwest corner of said Northeast Quarter of said Northwest Quarter and which point is along the center line of Fourteenth Street; thence North on a line parallel with the West line of said Northeast Quarter 306.75 feet to a point 386 feet South of the North line of said Northeast Quarter; running thence East parallel to the North line of said Northeast Quarter Section 42 feet to a point; thence South parallel with the West line of said Northeast Quarter 306.75 feet to a point, which point would be in the middle line of said Fourteenth Street; and running thence West on the middle line and parallel with the North line of said Northeast Quarter 42 feet to the place of beginning. Thence South 25 feet of the above described premises shall be forever kept open as a public highway.

For reference purposes: State Parcel No. 18-11-23-126-018.000-003 (which State Parcel No. contains approximately 0.67 acres according to the records of the Delaware County Auditor's Office); and State Parcel No. 18-11-23-126-004.000-003 (which State Parcel No. contains approximately 2.44 acres according to the records of the Delaware County Auditor's Office).

Carpenter
p

Duly Entered for Taxation
Transfer Fees \$ 50

JUL 21 2009

Judy Rust
DELAWARE CO. AUDITOR



2009R17256
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
07/21/2009 12:38:27PM
REC FEE: 16.00
PAGES: 1

File No: 292251

Parcel Number: 18-11-23-126-027-000.003

WARRANTY DEED

This Indenture Witnesseth, That Louie Dane Carpenter and Kristina L. Carpenter, husband and wife (Grantor) **Convey(s) and Warrant(s)** to Cameron E. Bell (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:

A strip of ground 156.75 feet of equal width off of the South side of the following described real estate, to-wit: A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly bounded and described as follows: Beginning at a point 692.75 feet South and 298.1 feet East of the Northwest corner of the said Northeast Quarter of said Northwest Quarter and thence running East 45 feet to the East line of the tract of land conveyed to Fred and Bessie Qualkinbush by Deed Recorded in Deed Record 179 at page 397 of the records of Delaware County, Indiana, running thence North parallel with the West line of said quarter quarter section 306.75 feet; thence West 13 feet 2 inches; thence North 86.75 feet; thence West 31 feet 10 inches; thence South parallel with the West line of said quarter quarter section 393.5 feet to the place of beginning, estimated to contain .40 acre of an acre, more or less. The South 25 feet of said tract has been dedicated to the public for highway purposes.

Also, A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, more particularly described as follows: Beginning at a point 536 feet South and 298.1 feet East of the Northwest corner of the said Northeast Quarter of said Northwest Quarter and running thence East 45 feet to the East line of the tract of land conveyed to Fred and Bessie Qualkinbush by Deed Recorded in Deed Record 179 at page 397 of the records of Delaware County, Indiana; running thence North parallel with the West line of said quarter quarter section 86.75 feet; thence West 45 feet; thence South parallel with the West line of said quarter quarter section 86.75 feet to the place of beginning.

The parties hereto acknowledge that preparer has not conducted a title search in connection with this transaction and makes no guarantee as to the status of or condition of the real estate title.

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

In Witness Whereof, Grantor has executed this deed this July 21 day of 21, 2009.

Louie Dane Carpenter
Louie Dane Carpenter

Kristina L. Carpenter
Kristina L. Carpenter

STATE OF INDIANA, COUNTY OF DELAWARE SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared **Louie Dane Carpenter and Kristina L. Carpenter, husband and wife** who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of July, 2009.

My Commission Expires 10/15/2015

Jonda Kay Bell, TONDA KAY BELL
Notary Public
Residing in DELAWARE County

Send tax bills to and Grantee's street or rural route address is: 2110 E 14TH ST - 02

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. Smith

This instrument prepared by: James W. Smith, Attorney-at-Law

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
05/23/2025 10:45 AM

Business Details

Business Name: **MUNCIE MISSION MINISTRIES,
INCORPORATED** Business ID: **192865-127**

Entity Type: **Domestic Nonprofit Corporation** Business Status: **Active**

Creation Date: **07/12/1935** Inactive Date:

Principal Office Address: **1725 S LIBERTY ST, MUNCIE, IN, 47302 -
3158, USA** Expiration Date: **Perpetual**

Jurisdiction of Formation: **Indiana** Business Entity Report Due
Date: **07/31/2026**

Years Due:

Governing Person Information

Title	Name	Address
Chairman	JAMES D Rosema	4545 W COUNTY ROAD 400 N, MUNCIE, IN, 47304, USA
Vice President	DEAN E Meyers	260 EATON WHEELING PK, EATON, IN, 47338, USA
CEO	Frank Baldwin	1725 S. Liberty St., Muncie, IN, 47302, USA

Registered Agent Information

Type: **Individual**

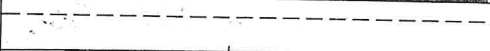
Name: **Frank F Baldwin**

Address: **1725 S. Liberty St., Muncie, IN, 47302 - 0349, USA**

This Instrument Prepared	Accuracy or completeness	Revisions
--------------------------	--------------------------	-----------

by: Haldon L. Ashton

_____ ss of subsurface features is not certified.



	342.41 (M)	3
--	------------	---



67