

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: 9/2/2025

Case No.: BZA 41-25

(1) Applicant: Candace King

Address: 8304 E desoto st, muncie IN 47303 Phone: 765-729-1258

(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: Candace King

Owner's address: 8304 E desoto st, muncie IN 47303

(4) Record of Ownership:

Deed Book No.: 2020R08772

Page: _____

Purchase Date: 10 day of June, 2020

Legal Description: (From the Deed or Abstract)

Lots 5,6,7,8,9 and 10 in Block 7 in the Original Plat of East Muncie, Delaware Township, Delaware County Indiana, together with the adjoining vacated alley and streets.

(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).

8304 E. Desoto St. 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.)

Request for a variance from the terms of the Delaware County Comprehensive Zoning Ordinance, Article IX, Section 5.A.3, to allow a mobile home to be placed using pier supports rather than a permanent foundation for a new 56'x26'8" mobile home to replace the existing mobile home.

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

I am requesting approval to place mobile home on my property using pier supports rather than a permanent foundation. The requirement for a permanent foundation would create an unreasonable financial hardship and unable me to put a new home on my property. A pier support system provides a safe, stable and code compliant alternative that will continue to allow me to use the property for its intended residential purpose. Granting this appeal will not negatively impact properties around mine nor will it alter the residential character of the neighborhood. The property will remain consistent with the zoning classification and surrounding land use. Proposed Mobile Home will be 56'x26' 8"

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

R3 - Residence Zone

(10) Present use of the property:

Residential

(11) Describe the proposed use of the property:

Residential

(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? Yes

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

The applicant has spoken with the property owners within 300 ft, and they expressed support for the proposal with no objections.

- (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?

work will begin as soon as possible, as permits allow

When will it be completed?

within 90 days after the work begins

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

Owner / Candace King

AFFIDAVIT

(I or We) Candace King

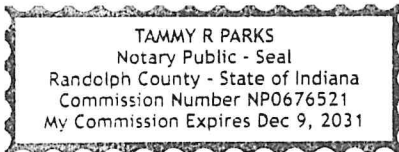
TYPE NAME(S) OF SIGNATORIES

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:

Candace King

Subscribed and sworn to before me this 2nd day of September, 2025



Tammy R Parks
Notary Public

Dec 9, 2031
Commission Expires

Resident of Randolph County

State of Indiana

PRINT

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 25 day of September, 2025.

Signed:

Date:

[Signature]

9-8-25

Steve Ervin
HP

2020R08772
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
07/20/2020 03:10 PM
REC FEE 25.00
PAGES: 1

File No.: 20200616
Parcel Number: 18-08-28-107-003.000-004 & 18-08-28-107-006.000-004

QUITCLAIM DEED

This Indenture Witnesseth, That Janette L. Ervin and Steven B. Ervin, wife and husband (Grantor) QUITCLAIMS(s) to Candace King (Grantee) for no consideration, the following described real estate in Delaware County, in the State of Indiana:

Lots 5, 6, 7, 8, 9 and 10 in Block 7 in the Original Plat of East Muncie, Delaware Township, Delaware County, Indiana, together with the adjoining vacated alley and streets.

The parties hereto acknowledge that the preparer has not conducted a title search in connection with this transaction and makes no guarantee as to the status 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 10 day of JUNE, 2020.

Janette L. Ervin
Janette L. Ervin

Duly Entered for Taxation
Transfer Fees \$ 20.00

JUL 20 2020

State of Indiana, County of Delaware SS: ACKNOWLEDGMENT

Steven G. Croy
Delaware County Auditor

Before me, a Notary Public in and for the said County and State, personally appeared Janette L. Ervin who acknowledged the execution of the foregoing QuitClaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this day of 6-10-2020

My Commission Expires: 7-19-2025

Ernest Earl Ramsey Jr.
Residing in DELEWARE, Notary Public
County

Steven B. Ervin
Steven B. Ervin

ERNEST EARL RAMSEY JR.
Notary Public - Seal
Delaware County - State of Indiana
Commission Number 702958
My Commission Expires Jul 19, 2025

State of Indiana, County of Delaware SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Steven B. Ervin who acknowledged the execution of the foregoing QuitClaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10 day of JUNE, 2020.

My Commission Expires: 7-19-2025

Ernest Earl Ramsey Jr.
Residing in DELEWARE, Notary Public
County

Send tax bills to and Grantee's street or rural route address is: 8304 E. Desoto St. 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. Smith, Attorney-at-Law

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



BZA 41-25

