

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: 10/24/25

Case No.: BZA 56-25

(1) Applicant: Andrew Collins

Address: 6320 N CR 600 W Gaston IN 47342 Phone: 765-635-7553

(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.: \_\_\_\_\_

Page: \_\_\_\_\_

Purchase Date: January 31, 2020

Legal Description: (From the Deed or Abstract)

A part of the northwest quarter of section 27, township 21 north, range 9 east.

(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).

6320 North County Road 600 West Gaston, IN 47342

(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.)

I am blessed with four children. As they age, and begin to drive, I would like to be able to have space for multiple vehicles to be kept inside. Our family would like to eventually have a camper and would need additional height to accommodate it. I would like to have space to work with my sons indoors on vehicles or other projects.

Proposed building will be 44' x 60' x 25'

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

## R-1 Residence Zone

(10) Present use of the property:

residential property, currently area that I would like to build on, is grass

(11) Describe the proposed use of the property:

Garage/ dry storage

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: \_\_\_\_\_

## **Answer to #7**

BZA 56 -25 Andrew Collins

Request for variances from the terms of the Delaware County Comprehensive Zoning Ordinance, from Article IX, Section 14.A.1.c., to allow accessory structures total sq. ft. of 6,400, (including an existing 240 sq. ft. shed, an existing 2,400 sq. ft. pole barn, an existing 1,360 sq. ft. pole barn, and a proposed 2,400 sq. ft. pole barn) to be greater than that of the 2,977 sq. ft. dwelling, for a variance of 3,423 sq. ft., and Article IX, Section 14.B, to allow an accessory structure to be 25' in height, rather than 17', for a variance of 8', all for a new 60'x44'x25' barn 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 fill dirt has been added to grade

- (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.

yes July 28 2016/ December 19 2019 both were approved

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

immediately

When will it be completed?

two weeks after start date

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

Andrew Collins and Paige Collins and children

## AFFIDAVIT

(I or We) Andrew Collins and Paige Collins  
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:

Andrew Collins

Paige Collins

Subscribed and sworn to before me this 23 day of October, 2025,



Tiffany J. Hickman  
Notary Public

02/08/2026  
Commission Expires

Resident of Madison County

State of Indiana

### DO NOT WRITE IN THIS SPACE

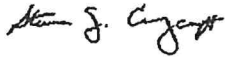
The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public hearing on the 20 day of November, 2025.

Signed: [Signature]

Date: 11/10/25

Duly Entered for Taxation  
Transfer Fees \$ 50.00  
Feb 11 2020



DELAWARE CO. AUDITOR  
BN

**2020R02165**  
**MELANIE MARSHALL**  
**DELAWARE COUNTY RECORDER**  
**RECORDED ON**  
**02/11/2020 11:46 AM**  
**REC FEE 25.00**  
**PAGES: 4**

Parcel ID No. 18-06-27-101-008.000-008, 18-06-27-101-009.000-008, 18-06-27-101-012.000-008, 18-06-27-101-014.000-008; ~~18-06-27-101-015.000-008~~  
IN20133

**Centurion Land Title, Inc.**

## **WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT **Craig A. Morris** ("Grantor") CONVEY(S) AND WARRANT(S) TO **Andrew Collins and Paige Collins** ("Grantee") in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See Attached Exhibit "A"

COMMONLY KNOWN AS: 6320 N CR 600 W, Gaston, IN 47342

**SUBJECT TO** all easements, covenants, conditions, and restrictions of record.

**SUBJECT TO** all current real estate taxes and assessments and all subsequent taxes and assessments, whether due and owing now or in the future.

IN WITNESS WHEREOF, the undersigned has executed this deed this 31<sup>st</sup> day of January, 2020.

**Exhibit "A"**  
**Legal Description**

TRACT 1: 18-06-27-101-014.000-008  
18-06-27-101-015.000-008

A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, 209.46 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID QUARTER SECTION, AND RUNNING THENCE SOUTH ON SAID WEST LINE OF SAID QUARTER SECTION 209.46 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 415.92 FEET; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF THE SAID QUARTER SECTION 209.46 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 415.92 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; ESTIMATED TO CONTAIN TWO (2) ACRES, AND SUBJECT TO PUBLIC HIGHWAYS AND RIGHTS-OF-WAYS, HERETOFORE RESERVED AND DEDICATED TO THE PUBLIC FOR STREET PURPOSES. THE WEST ONE ACRE PORTION OF SAID ABOVE DESCRIBED REAL ESTATE IS UNIT TAX NUMBER 0601381 AND THE EAST ONE ACRE THEREOF IS UNIT TAX NUMBER 0601382.

TRACT 2: 18-06-27-1010-008.000-008

A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT FOUR HUNDRED EIGHTEEN AND NINETY-TWO HUNDREDTHS (418.92) FEET SOUTH AND FOUR HUNDRED FIFTEEN AND NINETY-TWO HUNDREDTHS (415.92) FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TWO HUNDRED NINE AND FORTY-SIX HUNDREDTHS (209.46) FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TWO HUNDRED NINE AND FORTY-SIX HUNDREDTHS (209.46) FEET TO THE PLACE OF BEGINNING. ESTIMATED TO CONTAIN ONE (1) ACRE, MORE OR LESS. THE EAST THIRTY (30) FEET AND THE SOUTH TWENTY (20) FEET OF THE ABOVE DESCRIBED TRACT ARE RESERVED FOR PUBLIC HIGHWAY PURPOSES.

TRACT 3: 18-06-27-101-009.000-008

A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION

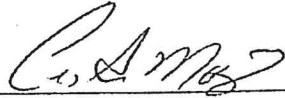
TWENTY-SEVEN, TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: RUNNING SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER FOUR HUNDRED EIGHTEEN AND NINETY-TWO HUNDREDTHS (418.92) FEET; AND EAST OF SAID CORNER OF THE NORTHWEST QUARTER TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET TO A POINT WHICH IS THE POINT OF BEGINNING TO DESCRIBED PLAT; THENCE CONTINUING EAST TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET; THENCE RUNNING SOUTH TWO HUNDRED NINE AND FORTY-SIX HUNDREDTHS (209.46) FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SAID NORTHWEST QUARTER TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SAID QUARTER TWO HUNDRED NINE AND FORTY-SIX HUNDREDTHS (209.46) FEET TO THE POINT OF BEGINNING. ESTIMATED TO CONTAIN ONE (1) ACRE, MORE OR LESS.

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TRACT 4: 18-06-27-101-012.000-008

A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINE (9) EAST, FOUR HUNDRED EIGHTEEN AND NINETY-TWO HUNDREDTHS (418.92) FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH ON THE SAID WEST LINE OF THE SAID QUARTER, ONE HUNDRED FOUR AND SEVENTY-THREE HUNDREDTHS (104.73) FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SAID QUARTER TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF THE SAID QUARTER ONE HUNDRED FOUR AND SEVENTY-THREE HUNDREDTHS (104.73) FEET; THENCE WEST TWO HUNDRED SEVEN AND NINETY-SIX HUNDREDTHS (207.96) FEET TO THE POINT OF BEGINNING, ESTIMATED TO CONTAIN ONE-HALF (1/2) ACRE, MORE OR LESS. THE NORTH TWENTY (20) FEET OF THE ABOVE DESCRIBED TRACT IS TO BE RESERVED FOR HIGHWAY PURPOSES AND IS HEREBY DEDICATED TO THE PUBLIC FOR SUCH PURPOSES.



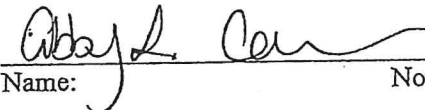


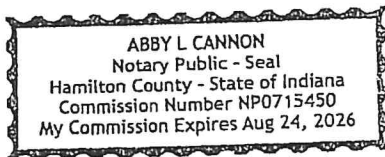
Craig A. Morris

The person(s) signing this deed ("Grantor(s)") acknowledges that Sarah Mustard Heil ("Attorney"), has provided Grantor(s), per the request of Grantor(s), the limited service of preparing this document based solely on information provided to Centurion Land Title, Inc., a title insurance agency, by the Grantor(s). Grantor(s) further acknowledges that Attorney's scope of services does not include legal advice on the transfer contemplated in this document. Grantor(s) has(have) been advised that the transfer of real estate can have significant legal and tax consequences, including, but not limited to, the form of tenancy in which the transferees will hold title, and Grantor(s) should consult with their attorney, accountant and other advisors prior to executing this deed.

STATE OF Indiana \_\_\_\_\_ SS:  
COUNTY OF Delaware

Before me, the undersigned, a Notary Public and resident of said County and State, this 31<sup>st</sup> day of January 2020, personally appeared **Craig A. Morris** and acknowledged the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: Aug 24, 2026  Name: \_\_\_\_\_ Notary Public

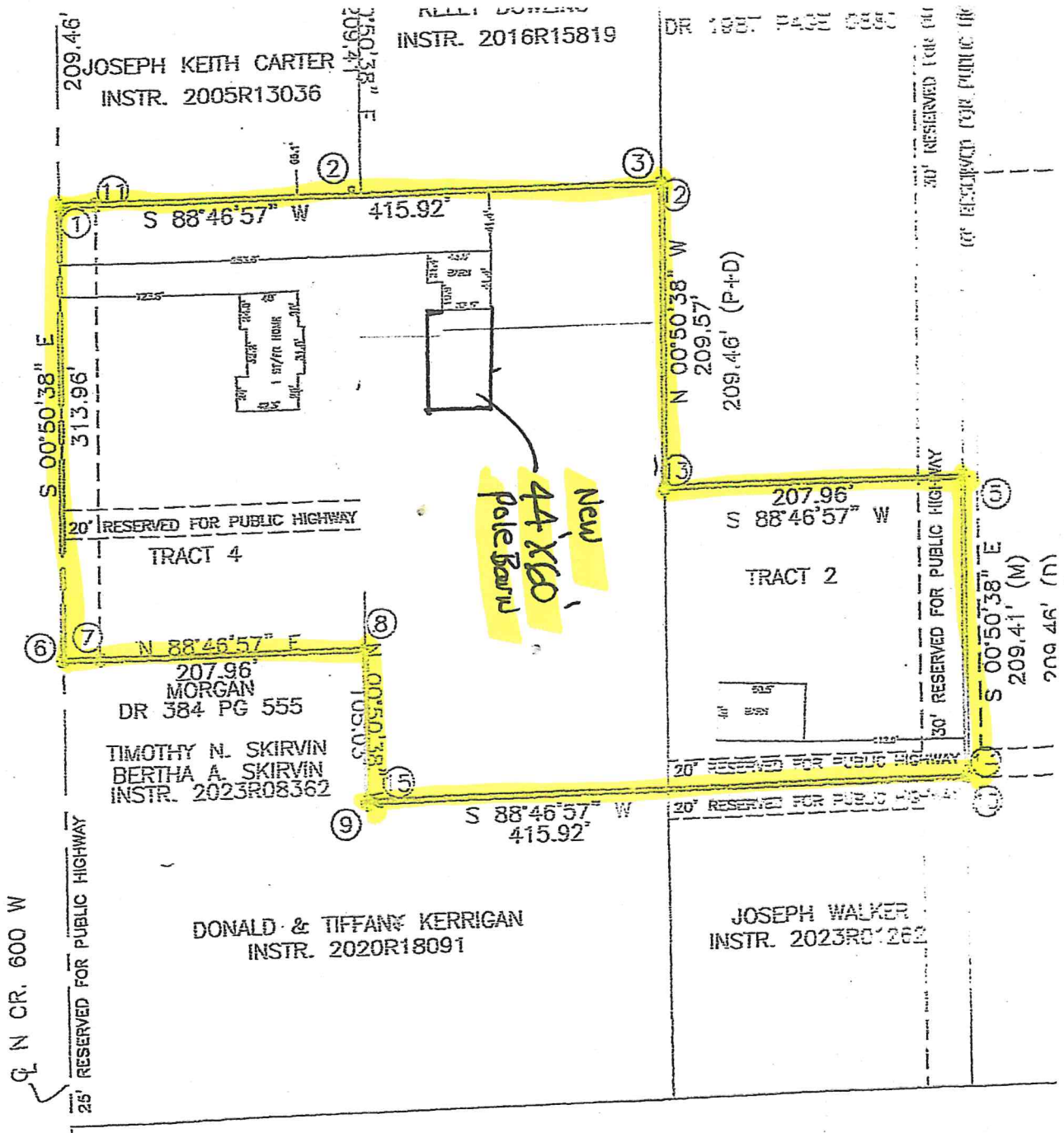


This instrument was prepared by Sarah Mustard Heil, Attorney for Centurion Land Title, 1700 Magnavox Way, Suite 220, Fort Wayne, IN 46804, Attorney Number 26521-02..

MAIL TO: 6320 N. CR 600 W, Gaston IN 47342  
Grantee's Mailing Address to which the tax statement should be mailed under I.C. 6-1.1-22-8.1  
6320 N. CR 600 W, Gaston IN 47342  
Grantee's Street Address or Rural Route Address if different than Mailing Address

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. Sarah Mustard Heil

BZA 54-25 NT





**QUOTATION FOR:**

Tony Collins 40x60

**CONTACT:**

Sam Wengerd  
2915 North State Road 1  
Pennville, IN 47369  
(260) 849-0470  
samwengerd@email.com

**POST FRAME BUILDING SPECIFICATIONS: 40"W X 60"L X 16"H**

- o 40' Pre-engineered Wood 4 / 12 Pitch Trusses 4' O.C. - Standard Bottom Chord
- o 1' Overhang with Soffit Panel Perforated
- o Post Hole 3' 6" D X 1' 2" W with Concrete Post Cookie
- o 3 Ply 2x6 Treated Bottoms Nail Lam (Eaves 8' O.C.) (Gables 10' O.C.)
- o 2x12 Yellow Pine Double Truss Carrier
- o Flat 2x4 Spruce 2' O.C. Roof Purlins And 2x4 Spruce 2' O.C. Wall Girts
- o Skirtboard: (1) 2x8 Treated Ground Contact

**SIDING AND ROOF**

- o Matte Black 29 Ga. Conden-Stop Parallel Rib Roof 29 Ga. with 40 Yr. Paint Warranty
- o Charcoal 29 Ga. Parallel Rib Walls 29 Ga. with 40 Yr. Paint Warranty
- o 0' Ivory 29 Ga. Parallel Rib Wainscot 29 Ga. with 40 Yr. Paint Warranty
- o Matte Black Siding Trim

**DOOR, WINDOW, AND CUPOLA DETAIL**

- 3 - 12' X 10' Insulated OH Door
- 1 - 12' X 14' Insulated OH Door
- 1 - Sunset Universal Flush Walk Door Steel

**BUILDING DETAIL**

Zoning And Permits Not Included

**OPTIONS**

**B2A 56-25**

