

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS**

**APPLICATION FOR APPEAL**

Jurisdiction: (Check One)

Submitted: 11/24/25

Delaware County

Case No.: BZA 63-25

City of Muncie

(1) Applicant: Ditch Lily Designs, LLC

Address: PO BOX 549 Muncie IN 47308 Phone: 765-730-1004

(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.: 2022R

Page: 13309

Purchase Date: August 31, 2022

Legal Description: (From the Deed or Abstract)

See attached.

(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).

217 S. Cherry St. and adjacent lot to to the south.

(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.)

*FOR OFFICE USE ONLY*

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

See attached.

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

R-5 Residence Zone

(10) Present use of the property:

Office, dog grooming

(11) Describe the proposed use of the property:

Office, dog grooming, hair salon

(12) Is the property:

Owner Occupied

Renter Occupied

Other: \_\_\_\_\_

## **Answer to #7**

BZA 63 -25 Ditch Lily Designs, LLC, and Rebekah Hanna

Request for a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance, from Article XVI, Section 1, to allow a commercial building with 3 suites to conduct business in a residence zone. The applicant is also requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, Section 3.E.7, for two 18"x30" wall signs to advertise business 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.)**

I would like to continue to use this as a commercial building. It was built as a commercial building and is set up as a commercial building with offices. Historically, it has been used as an office since at least 1960.

The total square footage of the building is approximately 1776 square feet.

Currently approx 1300 sf is used as an office and approx 400 sf is used for dog grooming.

The request is for the building to be used as 3 commercial suites. 1300 sf would remain as an office. Approx. 250 sf would be used as salon space, and 150 sf would be used as dog grooming space or other similar future uses. Dog grooming area would have one grooming table. Salon area would have 2 chairs.

Businesses would have very little traffic, be appointment only, and have no walk in foot traffic. Two wall mounted signs would be on the building. One on the north side and one on the southside. Parking is on both sides of the building with the south lot being used for parking.

The two wall mounted signs would be no larger than 18"x30"

There are 11 parking spots. 5 in the south lot. 6 in the north lot.

Example of signs:



(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.

I have contacted the surrounding neighbors that I have contact information for and none have any 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.

yes, existing business use of office and dog groomer.

(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?

If granted, salon work would begin immediately.

When will it be completed?

30 days from being granted

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

Ditch Lily Designs, LLC and tenants.

**AFFIDAVIT**

(I or We) Rebekah Hanna, 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:

*Rebekah J. Hanna*

Subscribed and sworn to before me this 21<sup>st</sup> day of November, 2025

*Beth A. Spenseller*

Notary Public

May 27, 2026

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 18 day of December, 2025.

Signed: *[Signature]*

Date: 11/24/25

DULY ENTERED FOR TAXATION  
TRANSFER FEES \$ 20.00  
Sep 01 2022 - ER

*Kevin J. Cuyper*

DELAWARE COUNTY AUDITOR

Doma File Number: 15706-22-00256-IN

**2022R13309**  
**MELANIE MARSHALL**  
**DELAWARE COUNTY RECORDER**  
**RECORDED ON**  
**09/01/2022 10:31 AM**  
**REC FEE 25.00**  
**PAGES: 3**  
**RECORDED AS PRESENTED**

Grantee's Mailing Address and Tax Billing Address is:

PO Box 549  
Muncie IN 47308

### WARRANTY DEED

THIS INDENTURE WITNESSETH That

**Robert Hanna and Sandra Hanna, husband and wife**

(Grantors), of Delaware County, in the State of Indiana **CONVEYS AND WARRANTS** to

**Ditch Lily Designs, LLC**

(Grantees), of Delaware County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Delaware County, Indiana:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Tax ID No.: 18-11-16-205-011.000-003  
18-11-16-205-014.000-003

The address of the real estate described herein is 217 S Cherry St, Muncie, IN 47305.

Subject to Taxes for the year 2022 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.



IN WITNESS WHEREOF, Grantors have executed this Deed this 31<sup>st</sup> day of August 2022

Robert Hanna  
Robert Hanna

Sandra R. Hanna  
Sandra Hanna

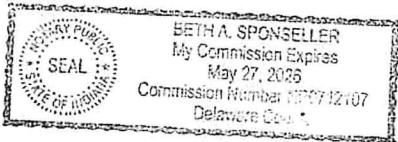
STATE OF INDIANA ) SS: ACKNOWLEDGMENT  
COUNTY OF Delaware )

Before me, a Notary Public in and for said County and State, personally appeared Robert Hanna and Sandra Hanna, husband and wife, who acknowledged before me the execution of the foregoing Warranty Deed.

Witness my hand and Notarial Seal this 31<sup>st</sup> day of August 2022

Signature [Handwritten Signature]  
Notary Public

Printed \_\_\_\_\_  
County of Residence: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
Commission Exp: \_\_\_\_\_



This instrument prepared by: **Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC**

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: **Kassandra Green, Esq.**

EXHIBIT A

Legal Description

A part of Lots Seven (7) and Eight (8) in Block Five (5) in School Section Addition to the City of Muncie, Delaware County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Lot Eight (8); thence running West on the South line of said Lot Eight (8) a distance of Forty-three (43) feet; thence North at right angles a distance of Sixty-five (65) feet, being Two (2) feet Six (6) inches North of the South line of said Lot Seven (7) in said Block and said Addition; thence East at right angles a distance of Forty-three (43) feet to the East line of said Lot Seven (7); thence South a distance of Sixty-five (65) feet to the place of beginning.

ALSO, a part of Lot Seven (7) in Block Five (5) in School Section Addition to the City of Muncie, Delaware County, Indiana, more particularly described as follows, to wit:

Beginning at the Northeast corner of said Lot Seven (7); running thence West along the North line of said Lot Seven (7) a distance of Eighty-six (86) feet; running thence South parallel to the East line of said Lot Seven (7) a distance of Sixty (60) feet to a point; running thence East parallel to the North line of said Lot Seven (7) a distance of Eighty-six (86) feet to the East line of said Lot Seven (7); running thence North on and along the East line of said Lot Seven (7) a distance of Sixty (60) feet to the place of beginning.

# Adams Street side (South)

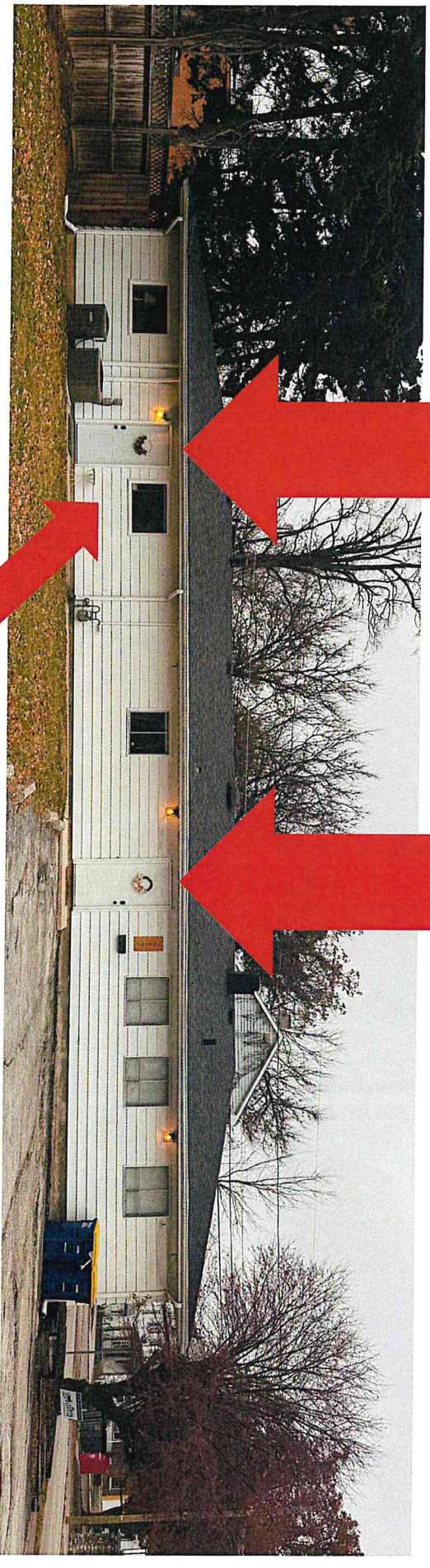
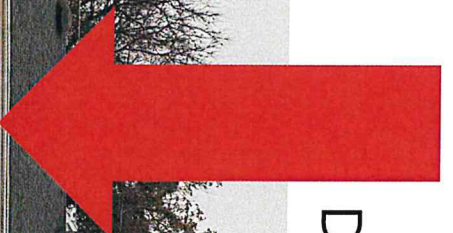


# Adams Street side (South)

Door to Salon



Door to Office



Sign to go here



# North Side



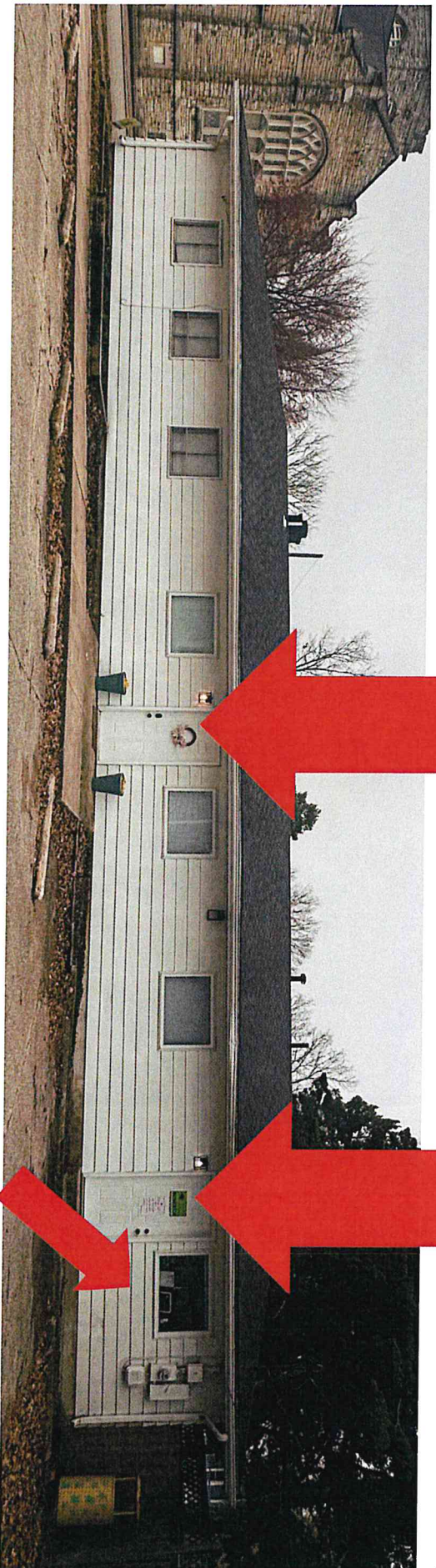
6+ Parking Spots

# North Side

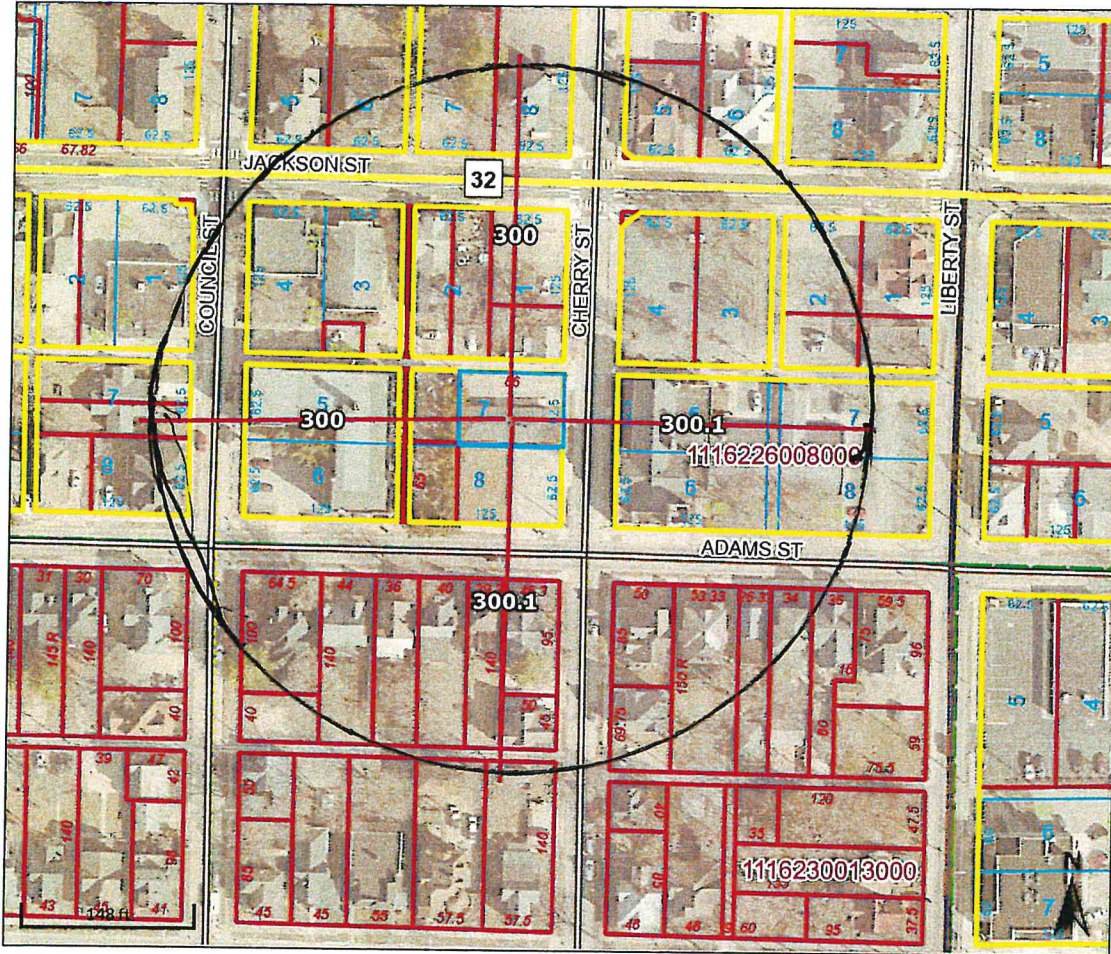
Door to Office

Door to Grooming

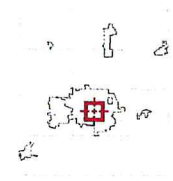
Sign to go here







Overview



Legend

- Major Roads**
  - INTERSTATE
  - MAJOR ROAD
  - STATE ROAD
  - US HIGHWAY
- Geocoded Streets
- RR Lines
- Airport Runways
- Cadastral Line**
  - Geographic Township Line
  - Lot Line
  - Misc Line
  - Parcel Line
  - Political Township Line
  - Railroad Centerline
  - Railroad ROW
  - Road Centerline
  - Road ROW
  - Section Line
  - Subdivision Line
  - Unknown
  - Water Line
  - <all other values>
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

300 ft from property

Parcel ID 1116205011000  
 Sec/Twp/Rng n/a  
 Property Address 217 S CHERRY ST  
 MUNCIE

Alternate ID 18-11-16-205-011.000-003  
 Class Other Commercial Structures  
 Acreage n/a

Owner Address DITCH LILY DESIGNS LLC  
 P O BOX 549  
 MUNCIE, IN 47308

District MUNCIE  
 Brief Tax Description SS ADD N 60FT X 86FT 0.0000Acres STR: 162010 IN: 7 OUT:  
 (Note: Not to be used on legal documents)

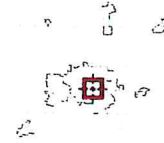
**Land Records:** The land record layers including parcel information is a work in progress. Some errors and omissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct these issues. Land records displayed on this site are for GRAPHIC REPRESENTATION AND GENERAL INFORMATION RETRIEVAL PURPOSES ONLY. Refer to official deeds and surveys for detailed parcel information. Delaware County makes no warranties for the accuracy or completeness of this information.



75ft - 6 spots, north lot



Overview



Legend

- Major Roads**
  - INTERSTATE
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  - Political Township Line
  - Railroad Centerline
  - Railroad ROW
  - Road Centerline
  - Road ROW
  - Section Line
  - Subdivision Line
  - Unknown
  - Water Line
  - <all other values>
- Parcels**
- Muncie Parks**
- Major Waterbodies**
- Lakes and Ponds**

63ft - 5 spots south lot

Parcel ID	1116205011000	Alternate ID	18-11-16-205-011.000-003	Owner Address	DITCH LILY DESIGNS LLC
Sec/Twp/Rng	n/a	Class	Other Commercial Structures		P O BOX 549
Property Address	217 S CHERRY ST	Acreage	n/a		MUNCIE, IN 47308
	MUNCIE				
District	MUNCIE				
Brief Tax Description	SS ADD N 60FT X 86FT 0.0000Acres STR: 162010 IN: 7 OUT:				
	(Note: Not to be used on legal documents)				

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