

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

**APPLICATION FOR APPEAL**

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: 7/3/25

Case No.: BZA 30-25

(1) Applicant: Richard L. and Linda M. Vore

Address: 4190 E. Gregory Rd, Eaton, IN 47338

Phone: 765-760-3028

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

Legal Description: (From the Deed or Abstract)

PT W HLF SE QTR

SEE ATTACHED DEED

(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).

4190 E. Gregory Rd, Eaton, IN 47338

(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.)

Needing a variance for reduced setbacks for a new barn on property. There is limited space to where it can be placed. It will be for personal use only, no business use.

**Proposed Barn will be 30'x30'  
and we are asking 0' rear setback  
rather than 25'**

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

F-Farming 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: \_\_\_\_\_

## **Answer to #7**

BZA 30-25 Richard L. and Linda M. Vore

Request for variances from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 5, to allow a 0' side setback rather than a 25' for a variance of 25' for a new 30' x 30' barn for personal storage.

- (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?

As soon as possible

When will it be completed?

As soon as possible

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

Home owners

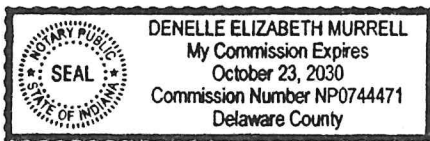
## AFFIDAVIT

(I or We) Richard & Linda Vore  
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: Richard L. Vore  
Linda M. Vore

Subscribed and sworn to before me this 3 day of July, 2025



Denelle Murrell  
Notary Public

October 23, 2030  
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 31 day of July, 2025

Signed: [Signature]

Date: 7-15-25

Bales & Alexander

28.

2021R16338  
MELANIE MARSHALL  
DELAWARE COUNTY RECORDER  
RECORDED ON  
09/23/2021 03:00 PM  
REC FEE 25.00  
PAGES: 2  
RECORDED AS PRESENTED


Mail Tax Statements To Grantee At: 4190 East Gregory Road, Eaton, IN 47338.

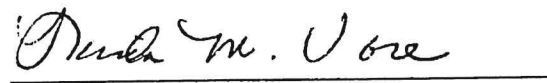
QUIT-CLAIM DEED

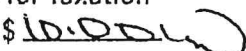
THIS INDENTURE WITNESSETH, That Richard L. Vore and Linda M. Vore, husband and wife of Delaware County, in the State of Indiana, RELEASE AND QUIT-CLAIM to Richard L. Vore and Linda M. Vore as Co-Trustees of the Revocable Trust Agreement of Richard L. Vore and Linda M. Vore dated September 13, 2021 of 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:

A part of the Southeast Quarter of Section Twenty-five (25) Township Twenty-two (22) North of Range Ten (10) East, more particularly described as follows, to-wit: Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section Twenty-five (25), Township Twenty-two (22) north, Range ten (10) East; thence South on and along the west line of the said Southeast Quarter thirty-seven (37.0) feet, more or less, to the centerline of the Eaton-Granville Pike; thence Southeast on and along the centerline one hundred nineteen and thirty-one hundredths (119.31) feet to a point, which point, is the point of beginning for the land herein described; thence Northeast with a deflection angle to the left of ninety degrees fifteen minutes (90 degrees 15') two hundred sixty-four and twenty-five hundredths (264.25) feet; thence Southeast with a deflection angle to the right of ninety degrees fifteen minutes (90 degrees 15') one hundred seventy-six (176.0) feet; thence Southwest with a deflection angle to the right at eighty-nine degrees forty-five minutes (89 degrees 45') two hundred sixty-four and twenty-five hundredths (264.25) feet to the centerline of said Eaton-Granville Pike; thence Northwest on the said centerline of Eaton-Granville Pike one hundred seventy-six (176.0) feet to the point of beginning. Parcel Number: 18-03-25-400-008.000-022. Commonly known as 4190 East Gregory Road, Eaton, IN 47338.

IN WITNESS WHEREOF, the said Richard L. Vore and Linda M. Vore have hereunto set their hands and seals, this 13<sup>th</sup> day of September, 2021.

  
(Richard L. Vore)

  
(Linda M. Vore)

Duly Entered for Taxation  
Transfer Fees \$ 

SEP 23 2021

  
Delaware County Auditor

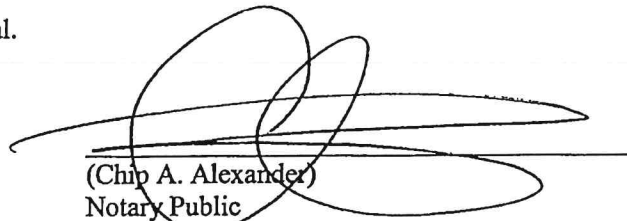


STATE OF INDIANA, DELAWARE COUNTY, SS:

Before me, the undersigned a notary public in and for said County, this 13<sup>th</sup> day of September, 2021, came Richard L. Vore and Linda M. Vore, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

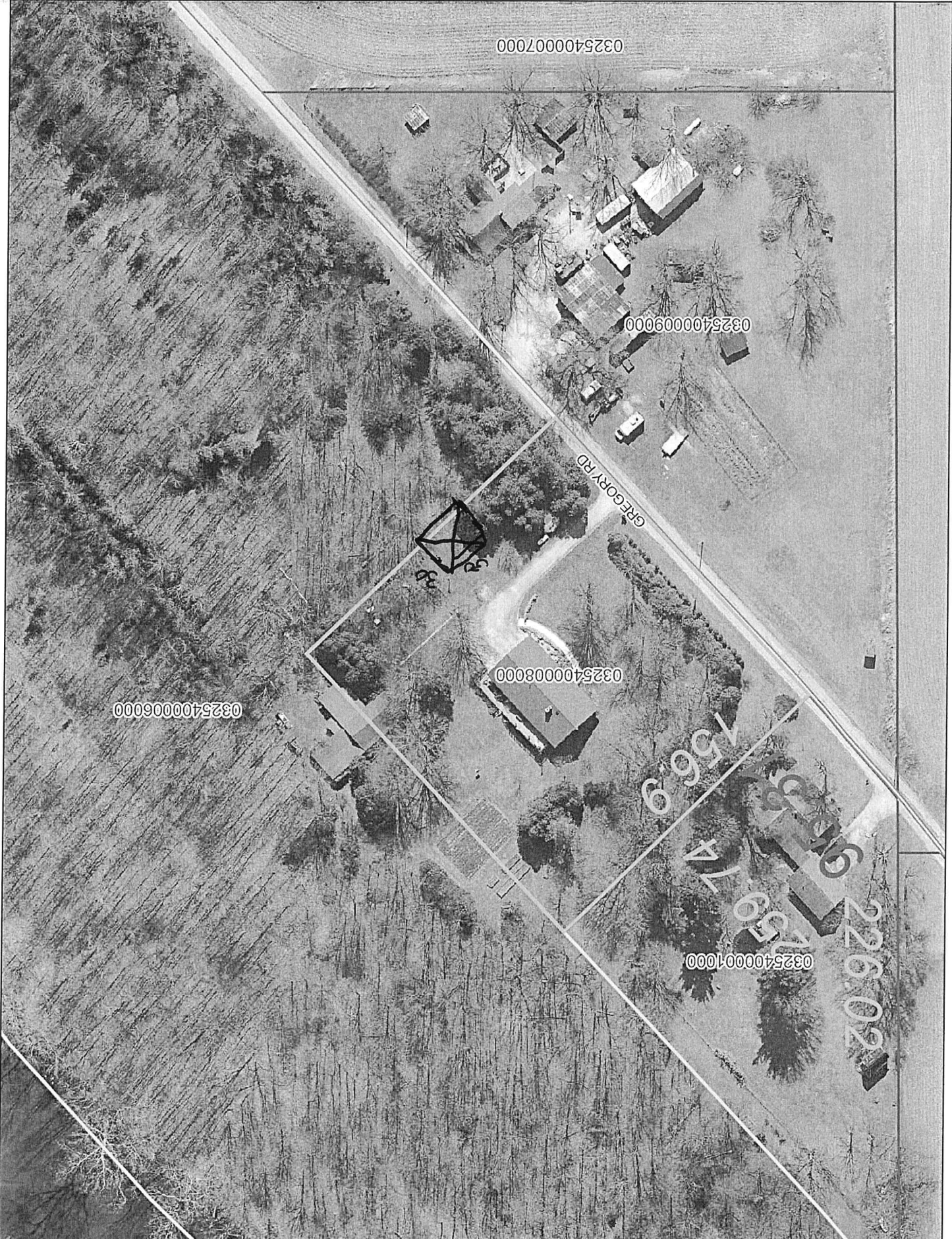


  
(Chip A. Alexander)  
Notary Public

This instrument prepared by Chip A. Alexander, Attorney at Law.

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chip A. Alexander."





0325400007000

0325400009000

GREGORY RD

0325400008000

0325400006000

0325400001000

2226.02