

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted:

7-25-25

Case No.:

BZA 33-25

(1) Applicant: JRF Management, LLC

Address: 1924 N. Elm St. Muncie, IN 47303

Phone: 765-808-0804

(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: N/A

Owner's address: N/A

(4) Record of Ownership:

Deed Book No.: Insturment #2019R04513

Page: _____

Purchase Date: 4/15/2019

Legal Description: (From the Deed or Abstract)

Lots numbered 126, 127 and 128 in Fairfax Addition to the City of Muncie, Indiana, as shown in Plat Book 5 at page 27 in the Recorder's Office of Delaware County, Indiana.

(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).

NW Corner of N. Madison St. & E. Berkley St. (next to 3505 N. Madison St. Muncie)

(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.)

There is a shortage of housing units for the city of Muncie. The property is right across the street from a multi-family rental property and yet housing stock in the area is rarely available. This development would help alleviate the shortage in available housing units.

Each Unit in the Duplex will be
5 Bedroom, 3 Bathrooms

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

R-4 Residence Zone

(10) Present use of the property:

vacant

(11) Describe the proposed use of the property:

Residential duplex for 2 families

(12) Is the property:

☐ Owner Occupied

☐ Renter Occupied

☒ Other: vacant land

Answer to #7

BZA 33-25 JRF Management, LLC

Request for a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XVI, Section 1, to allow a multi-family duplex unit to be built in an R-4 residence zone on the same parcel with an existing dwelling for a total of 3 dwellings.

- (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.

They'd be glad to see the property developed and feel it would be an improvement to the neighborhood.

- (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.

Yes just the zoning classification

- (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?

Later in the fall of 2025

When will it be completed?

Summer of 2026

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

JRF Management, LLC

AFFIDAVIT

(I or We) Joseph E Jackson, Jr. & Ryan E. Jackson

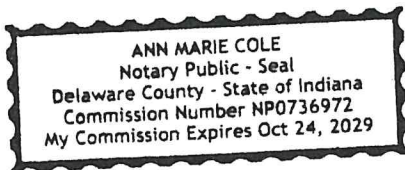
TYPE NAME(S) OF SIGNATORIES

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:

Joseph E Jackson Jr. (member)
Ryan E Jackson (member)

Subscribed and sworn to before me this 24 day of July, 2025 /



Ann Marie Cole
Notary Public

Oct. 24, 2029
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 28 day of August, 2025.

Signed:

[Signature]

Date:

7.30.25

Duly Entered for Taxation
Transfer Fees \$ 5.00
Apr 15 2019

Steven J. Cuyper

DELAWARE CO. AUDITOR
AW

2019R04513
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
04/15/2019 11:48 AM
REC FEE 25.00
PAGES: 1

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Cynthia E. Hauger

of Delaware County, in the State of IN,

Convey and Warrant to

JRF Management LLC

of Delaware County, in the State of IN, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, in the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lots numbered One hundred twenty-six (126), One hundred twenty-seven (127) and One hundred twenty-eight (128) in Fairfax Addition to the City of Muncie, Indiana, as shown in Plat Book 5 at page 27 in the Recorder's Office of Delaware County, Indiana.

Tax Duplicate No. **18-07-34-358-022.000-003**

SUBJECT TO TAXES DUE AND PAYABLE PRORATED TO DAY OF CLOSING

Property Address: **3505 N. Madison St. Muncie, IN 47303**

GRANTEES TAX MAILING ADDRESS: **JRF Management LLC**

1924 N Elm St.
Muncie IN 47303

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

In Witness whereof the said **Cynthia E. Hauger** have hereunto executed the foregoing deed on this 11th day of April, 2019.

Cynthia E. Hauger
Cynthia E. Hauger

State of Indiana
County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, on this 11th day of April, 2019, came **Cynthia E. Hauger** and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Susan B. Rankin
Notary Public



My commission expires:

Resident of:

This instrument prepared by: **James R. Wesley Attorney at Law**

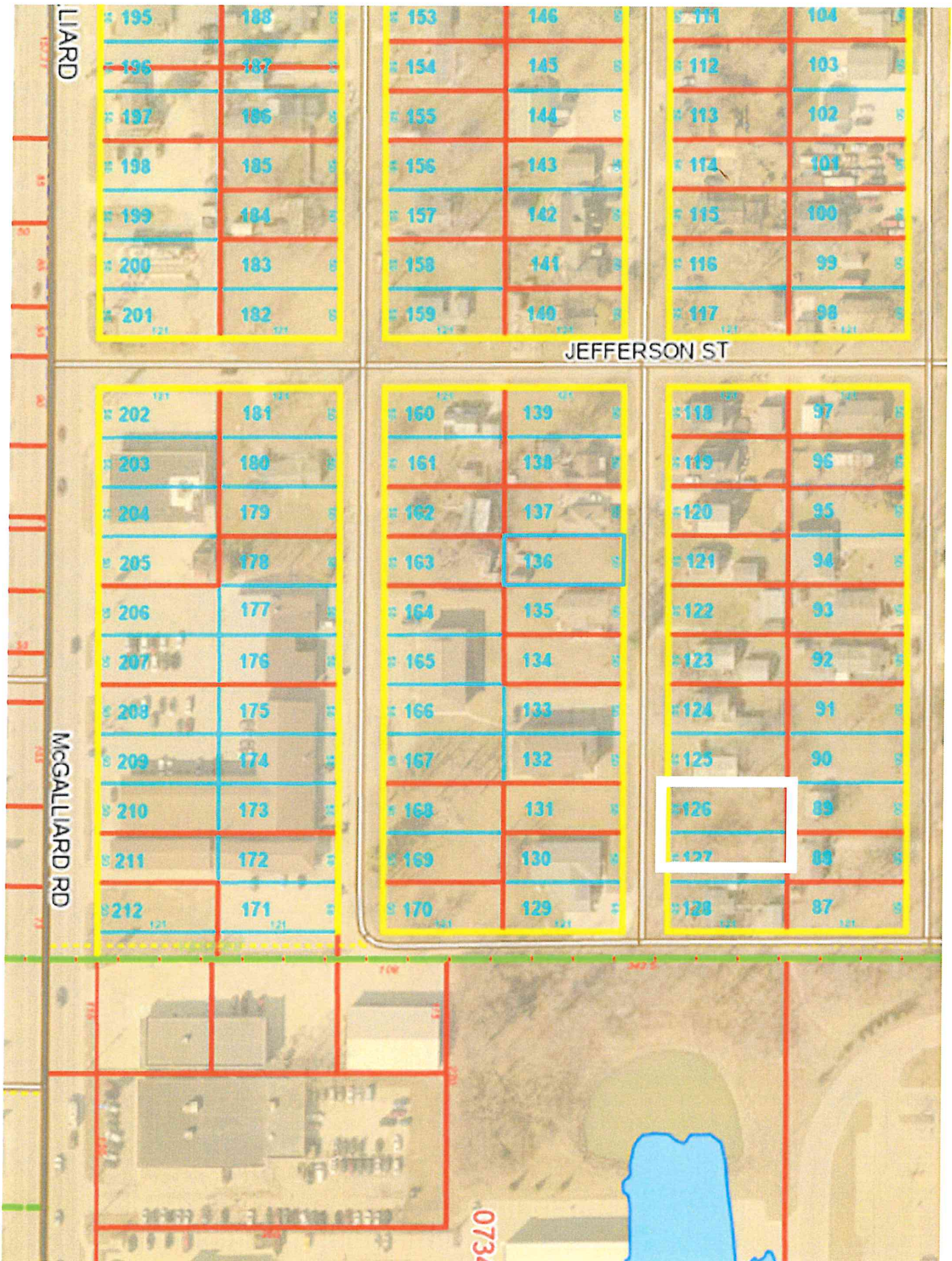
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law

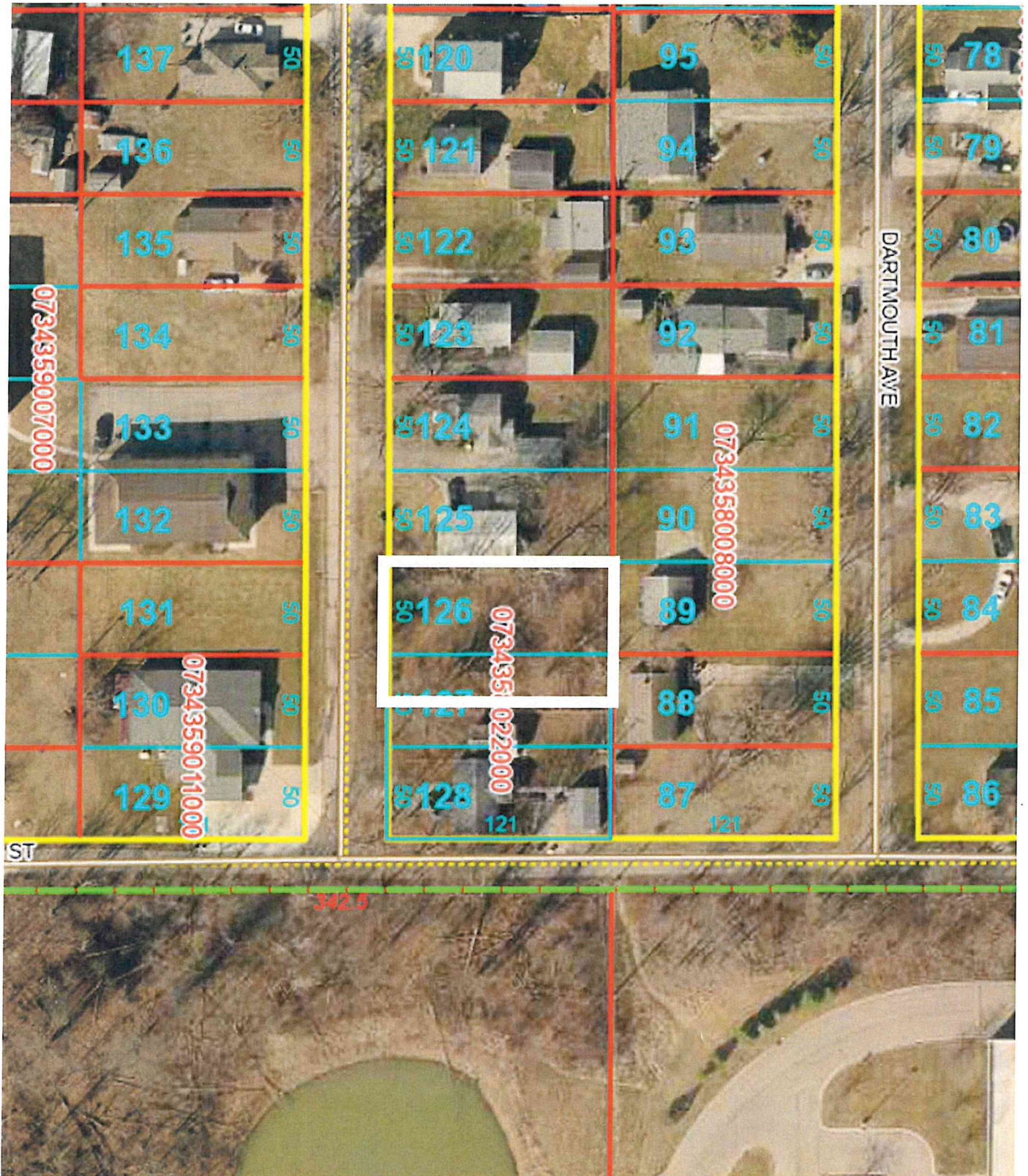
Susan Rankin

Y-201903-162

BZA 33-25







This is the building
what we want to
build. See next page
for move details

0734358022 100

127
50

127
50

128
50

121

