

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
AUGUST - 2025 REGULAR MONTHLY MEETING
AGENDA**

DATE: August 28, 2025

PLACE: Commissioners Court Room
3rd Floor, Delaware County
Building, 100 W. Main St.
Muncie, IN 47305

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	<u>Board Member:</u>	<u>Appointed By:</u>	<u>Term:</u>
Chairperson	Leslie Mathewson	County Commissioners	01/01/2022 to 12/31/2025
Vice-Chair	Delaney Fritch	Mayor of Muncie	01/01/2025 to 12/31/2028
	Matt Billington	County Commissioners	05/23/2024 to 12/31/2027
	Ellen Brannon	Mayor of Muncie	01/01/2023 to 12/31/2026
	Dustin Clark	Mayor of Muncie	11/21/2024 to 12/31/2027
	Sue Kaiser	Mayor of Muncie	01/01/2023 to 12/31/2026
	Kristi Knapp	County Commissioners	02/01/2025 to 12/31/2025

MINUTES: Consideration of the July, 2025 regular monthly meeting minutes.

NEW BUSINESS:

BZA 32-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie Aviation Company**, 5201 North Walnut Street, Muncie, Indiana requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow access and parking for the restaurant through an ingress/egress agreement with the airport and to allow reduced parking spaces and ADA spaces, and reduced side and rear setbacks, all for a new restaurant, on premises located at 5201 North Walnut Street, Center Township, Delaware County, Indiana as more accurately described in the application.

BZA 33-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **JRF Management, LLC**, 1924 North Elm Street, Muncie, Indiana requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a multi-family duplex unit to operate in an R-4 Residence

Zone on premises located at the northwest corner of North Madison Street and East Berkley Street, Center Township, Delaware County, as more accurately described in the application.

BZA 34-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Daniel C. Newhouse**, 4313 North Janney Avenue, Muncie, Indiana requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a reduced front setback for a proposed 20' x 22' carport in an R-2 Residence Zone on premises located at 4313 North Janney Avenue, Center Township, Delaware County, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: