

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

**DATE: August 28, 2025**

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

**TIME: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

	<b><u>Board Member:</u></b>	<b><u>Appointed By:</u></b>	<b><u>Term:</u></b>
Chairperson	<b>Leslie Mathewson</b>	County Commissioners	01/01/2022 to 12/31/2025
Vice-Chair	<b>Delaney Fritch</b>	Mayor of Muncie	01/01/2025 to 12/31/2028
	<b>Matt Billington</b>	County Commissioners	05/23/2024 to 12/31/2027
	<b>Ellen Brannon</b>	Mayor of Muncie	01/01/2023 to 12/31/2026
	<b>Vacant</b>	Mayor of Muncie	----- to 12/31/2027
	<b>Sue Kaiser</b>	Mayor of Muncie	01/01/2023 to 12/31/2026
	<b>Kristi Knapp</b>	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 for the restaurant through an ingress/egress agreement with the airport and to allow some parking and ADA spaces off site, and reduced side and rear setbacks, all for a new restaurant, on premises located at 5201 North Walnut Street, Hamilton 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 a Residence Zone to allow a new duplex together with an existing dwelling for a total of three dwellings in a single family residence zone on premises located at the northwest corner of North Madison Street and East Berkley Street, Muncie, 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 a Residence Zone on premises located at 4313 North Janney Avenue, Muncie, as more accurately described in the application.

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**