

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: August 29, 2025

Case No.: B2A 40-25

(1) Applicant: Chad Duane Jones

Address: 4612 S Hoyt Ave Muncie, IN 47302 Phone: 765-631-6092

(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.: 2021R

Page: 08232

Purchase Date: 05/14/2021

Legal Description: (From the Deed or Abstract)

PT SHLF SE QTR S30 T20 R10 2.210 AC

(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).

4612 S Hoyt Ave Muncie, IN 47302

(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.)

Request for a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XIII, Section 1, to allow a tattoo business to operate in an existing 14'x24' accessory structure 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 have been a professional tattoo artist for 20 years. I owned my own business for about half of that time. I would like to again open my own business. Only this time out of the building on the North side of my property. Adjacent to my garage. So that I can save on overhead and be close to my family.

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

R1-Residence Zone

(10) Present use of the property:

The building is next to my home and it is being used for storage currently.

(11) Describe the proposed use of the property:

I would like to run a tattoo business out of the storage building.

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: \_\_\_\_\_

- (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 spoke with some of my neighbors. The ones that I have spoke to seem to be on board with the idea and excited for me and this business venture.

- (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?

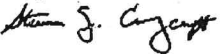
Immediately.

When will it be completed?

Tentatively no later than October 1st, 2025.

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

The applicant, Chad Jones.

DULY ENTERED FOR TAXATION  
TRANSFER FEES \$ 10.00  
May 20 2021 - ERP  
  
DELAWARE COUNTY AUDITOR

**2021R08232**  
**MELANIE MARSHALL**  
**DELAWARE COUNTY RECORDER**  
**RECORDED ON**  
**05/20/2021 10:51 AM**  
**REC FEE 25.00**  
**PAGES: 2**  
**RECORDED AS PRESENTED**

**GENERAL WARRANTY DEED**  
**Parcel No: 18-11-30-476-017.000-001**

THIS INDENTURE WITNESSETH, that Patricia K. Bronnenberg (the "Grantor"), conveys and warrants to Chad Jones (the "Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Delaware County, Indiana and described as follows:


A part of the south half of the southeast quarter of Section 30, Township 20 North, Range 10 East in Center Township, Delaware County, Indiana, described as follows:

Beginning at a point 812.80 feet west and 638.84 feet north of the southeast corner of Section 30, Township 20 North, Range 10 East; thence north 164.00 feet; thence west 577.69 feet parallel with the south line of said quarter section to the centerline of the Muncie and Middletown Pike; thence southwesterly along said centerline 165.45 feet; thence east 599.40 feet parallel with the south line of said quarter section to the point of beginning, containing 2.21 acres, more or less and subject to the right of way for the Middletown Pike along the westerly side thereof and to all easements of record. (hereafter the "Real Estate").

The address of such Real Estate is commonly known as 4612 S. Hoyt Ave., Muncie, IN 47302.

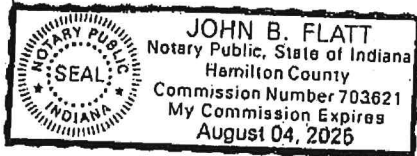
The conveyance is subject to current assessments and real estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this 14<sup>th</sup> day of May, 2021.

  
Patricia K. Bronnenberg

Witness my hand and Notarial Seal this 14<sup>th</sup> day of May, 2021.

My Commission Expires:



[Signature]  
Notary Public

Residing in \_\_\_\_\_ County

\_\_\_\_\_  
Printed Name

STATE OF Indiana )  
COUNTY OF Delaware )SS:

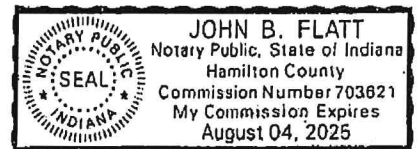
Before me a Notary Public in and for said County and State, personally appeared Patricia K. Bronnenberg, and acknowledged the execution of the foregoing General Warranty Deed.

WITNESS my hand and Notarial Seal this 14<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Residing in \_\_\_\_\_ County

[Signature]  
Notary Public



\_\_\_\_\_  
Printed Name

This instrument prepared by John B. Flatt, Nelson & Frankenberger, Carmel, Indiana, 46032.

Return deed and send tax statements to: Chad Jones, 4612 S. Hoyt Ave., Mucie, IN 47302.

**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. John B. Flatt**

## AFFIDAVIT

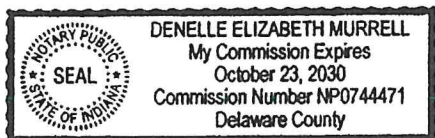
(I or We) Chad Duane Jones  
TYPE NAME(S) OF SIGNATORIES

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:

Chad D Jones

Subscribed and sworn to before me this 29 day of August, 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 25 day of September, 2025.

Signed:

[Signature]

Date:

9-8-25



