

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: 9-26-25

Case No.: BZA 49-25

(1) Applicant: Jonathan & Cambry Chambless

Address: 1314 S Brotherton St Muncie, IN 47302

Phone: 765.520.1532

(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.: 2022RO7784

Page: 202204-219

Purchase Date: 05-16-2022

Legal Description: (From the Deed or Abstract)

Lot numbered fourteen (14) in Country Walk Estates, a subdivision in Delaware County, Indiana, as shown in plat book 15, pages 123-125. 501, Vacant - Unplatted (0 to 9.99 Acres)

(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).

SE Corner of Waterview Dr and CR 200E

(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.)

1. A corner lot in a Farm Zone (F) where the proposed house location violates the front yard setback from the side county road (200 E) per Article XII Section 4. The proposed house location has constraints due to conditions of the lot: topography, septic location, overhead electrical easement, and parcel shape.

2. A corner lot in a Farm Zone (F) where the proposed house location violates the side yard setback, east side of parcel, per Article XII Section 5. The proposed house location has constraints due to conditions of the lot: topography, septic location, overhead electrical easement, and parcel shape.

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

F Farming zone

(10) Present use of the property:

Vacant Land

(11) Describe the proposed use of the property:

New Construction, Single Family Residence

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: _____

Answer to #7

BZA 49 -25 Jonathan & Cambry Chambless

Request for variances from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 4, to allow a 43' - 6 3/8" setback from CR 200E, rather than 50', for a variance of 6' - 5 5/8", and Article XII, Section 5, to allow a 21' east side setback, rather than 25', for a variance of 4', all for a new single family dwelling on a corner lot in a farm zone.

- (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? Some

If answer is "YES", give their attitudes toward the proposal.

We have discussed and marked the proposed location of the home with the adjacent neighbors. No one seems to have an issue with the location, and are rather happy to see a new build on this lot.

- (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.

A full set of house plans has been drawn. Soil test & septic location is determined.

- (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, we are shovel ready.

When will it be completed?

Late Spring, 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?

Owner of property. We are building our own house here.

AFFIDAVIT

(I or We) Jonathan Chambliss

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:



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



Robin K Smith, Notary Public
Randolph County, State of Indiana
Commission No: NP0753458
My Commission Expires 12/20/2031

Robin Smith
Notary Public

12.20.2031
Commission Expires
Resident of Randolph 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 30 day of October, 2025.

Signed: 

Date: 10.2.25

DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 10.00
May 23 2022 - ER
Steven J. Cuyper
DELAWARE COUNTY AUDITOR

2022R07784
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
05/23/2022 10:50 AM
REC FEE 25.00
PAGES: 1
RECORDED AS PRESENTED

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Charles Coffman

of Delaware County, in the State of IN,

Convey and Warrant to

Jonathan Chambless

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:

Lot Numbered Fourteen (14) in Country Walk Estates, a Subdivision in Delaware County, Indiana, as shown in Plat Book 15, pages 123-125.

Tax Duplicate No. 18-15-12-301-014.000-012

Property Address: 3000 BIK Waterview Dr. Muncie, Indiana 47302

SUBJECT TO TAXES DUE AND PAYABLE PRORATED TO DAY OF CLOSING

GRANTEES TAX MAILING ADDRESS: Jonathan Chambless

712 N Kettner Dr
Muncie IN 47304

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

In Witness whereof the said **Charles Coffman** have hereunto executed the foregoing deed

on this 16th day of May, 2022.

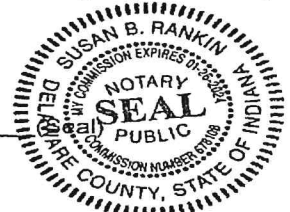
Charles Coffman
Charles Coffman

State of Indiana
County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, on this 16th day of May, 2022, came **Charles Coffman** 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

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1.0

PROJECT NUMBER
2025-001



ARCHITECTURAL FLOOR
DATE: 09/25/2025
DRAWN BY: JCC
CHECKED BY: JCC
PROJECT: 2025-001

A NEW CUSTOM RESIDENCE FOR:
JONATHAN & CAMBRY CHAMBLESS
3000 BLK WATERVIEW DR, MUNCIE, IN 47302
LAST SAVED: 9/17/2025 4:03 PM SAVED BY: JCC



SHEET TITLE
SITE PLAN
SHEET NUMBER
C1.0
PROJECT NUMBER
2025-001

RECEIVED

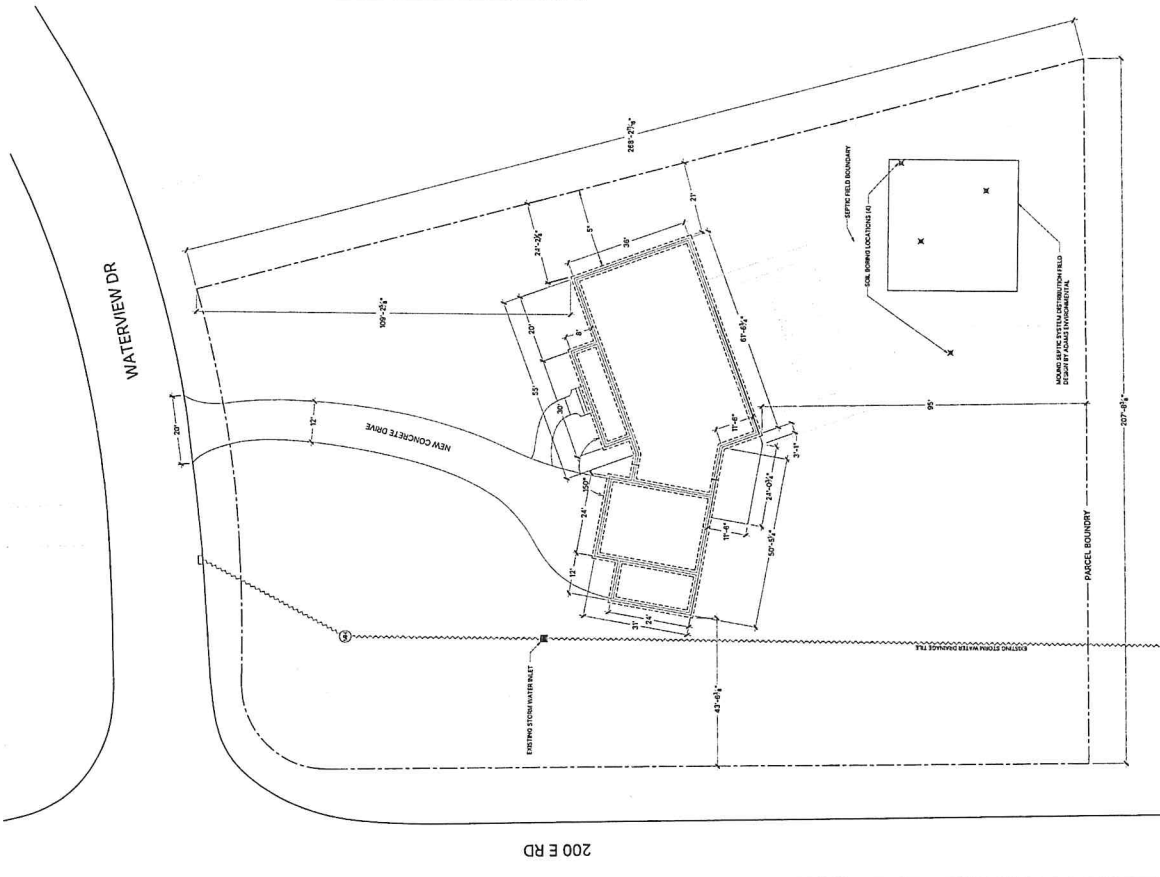
SEP 26 2025

DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

BZA 49-25

SITE PLAN NOTES

- FOUNDATION AND SITE PREPARATION
1. UNDESIRABLE EXISTING MATERIALS SHALL BE REMOVED DOWN TO FINAL GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 2. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 3. PREPARE ALL LOTS OF THE SITE TO BE CONSTRUCTED BY REMOVING ALL EXISTING MATERIALS TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 4. PROVIDE THE EXISTING DISTANCE WITH A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 5. CONTACT ALL NEIGHBORS WITH A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 6. PROVIDE ALL LOTS OF THE SITE TO BE CONSTRUCTED BY REMOVING ALL EXISTING MATERIALS TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 7. PROVIDE THE EXISTING DISTANCE WITH A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
 8. PROVIDE THE EXISTING DISTANCE WITH A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISHED GRADE.
- CONCRETE AND REINFORCING STEEL
1. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 2. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 3. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 4. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 5. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 6. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 7. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.
 8. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION.



1 SITE PLAN
SCALE: 1/4" = 1'-0"