

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 10-1-25

Case No.: BZA 51-25

(1) Applicant: International Church of the Foursquare Gospel

Address: 2408 N Oakwood Ave, Muncie, IN 47304 Phone: 503-964-4023

(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.: 1985

Page: 3835

Purchase Date: 10/17/1985

Legal Description: (From the Deed or Abstract)

See attached

(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).

2408 & 2500 N Oakwood Ave, Muncie, IN 47305

(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.)

This property is being divided to place the church & parsonage onto their own parcels so that the parsonage can be sold. We are requesting a variance from Article 9 section 8 for reduced setbacks for the church from 25 feet to a 12 foot side setback and a 17.3 foot rear setback. We will also request a variance from article 9 section 13 to create non conforming lots.

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

R4- Residence Zone

(10) Present use of the property:

Church & Residence

(11) Describe the proposed use of the property:

Church & Residence

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: _____

Answer to #7

BZA 51-25 International Church of the Foursquare Gospel

Request for variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article IX, Section 8, to allow a 12' church setback to a new residential property line rather than 25' for a variance of 13', Article XVI, Section 7, to allow a 17.3' rear setback rather than 25' for a variance of 7.7', and Article IX, Section 13, to allow a division of a parcel without conforming to all of the provisions of the Ordinance, all to separate an existing church from the parsonage and garage through platting to result in one lot containing the 6,332 sq. ft. church and another lot to include the 1,764 sq. ft. house, the 576 sq. ft. detached garage and a 168 sq. ft. utility shed, all in a residence 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? no

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

- (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?

2 years

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

Owner

AFFIDAVIT

(I or We) International Church of the Foursquare Gospel- William A. Campbell
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.

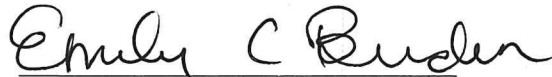
SIGNATURES:



Subscribed and sworn to before me this 27th day of September, 2025.



Emily C. Breeden, Notary Public
Allen County, State of Indiana
Commission No: NP0765229
My Commission Expires 08/14/2033



Notary Public

8/14/33

Commission Expires

Resident of Allen County

State of Indiana

PRINT

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: 10.25.25

Recorded this day of 19 at o'clock M Recorder

Warranty Deed

THIS INDENTURE WITNESSETH, That Indiana Central District of The Wesleyan Church, Inc., an Indiana not-for-profit corporation organized and existing under the laws of the State of Indiana, by order of its Board of Directors and by its duly authorized officers as trustee for the use and benefit of the ministry and members of The Wesleyan Church, Inc.

of Clinton County, in the State of Indiana DOES Convey and Warrant

International Church of The Foursquare Gospel

of Los Angeles County, in the State of California, for and in consideration of the sum of

One dollar and other good and valuable consideration

the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lots Numbered Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Bethel Heights, an Addition to the City of Muncie, Indiana.

Unit Tax Numbers: 15-13115, 15-13116, 15-13117, 15-13118, 15-13119

Sidwell Numbers: 11-05-426-008, 11-05-426-007, 11-05-426-006, 11-05-426-005 and 11-05-426-004

Grantee herein assumes and agrees to pay the first installment of 1985 real estate taxes due and payable in May, 1986 and all subsequent taxes and assessments becoming a lien against said real estate.

This conveyance is subject to all restrictions and easements of record.

Grantor certifies under oath that no Indiana Corporate Gross Income Tax is due or payable in respect to the transfer made by this deed.

Duly entered for taxation Oct 17 19 85

Jack Donati, Auditor, Filed for Record

Oct 17 19 85 at 3:30 PM in

Record 1985 Page 3835 Fees 5.00 Paid

R.D.C.

Donna J. Ashley

Duly Entered For Taxation

OCT 17 1985

THIS DAY OF 1985

Jack Donati Auditor,
DELAWARE COUNTY INDIANA

In Witness Whereof, The said Indiana Central District of The Wesleyan Church, Inc. by Reverend Ernest Batman, President and District Superintendent and Reverend Robert Anderson, District Secretary

has hereunto set its ~~hand and~~ seal, this 17th day of October 19 85

INDIANA CENTRAL DISTRICT OF THE
WESLEYAN CHURCH, INC.

ATTEST:

Bob Anderson
Reverend Bob Anderson
District Secretary

By: *Ernest Batman*

Reverend Ernest Batman, President and
District Superintendent

STATE OF INDIANA,

DELAWARE

COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 17th

day of October, 19 85, came Reverend Ernest Batman, President and Superintendent and Reverend Robert Anderson, District Secretary on behalf of Indiana Central District of The Wesleyan Church, Inc.

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.
Penny Sue Byrd, Notary Public
A resident of Delaware County

My Commission expires October 10, 1987

October 10, 1987

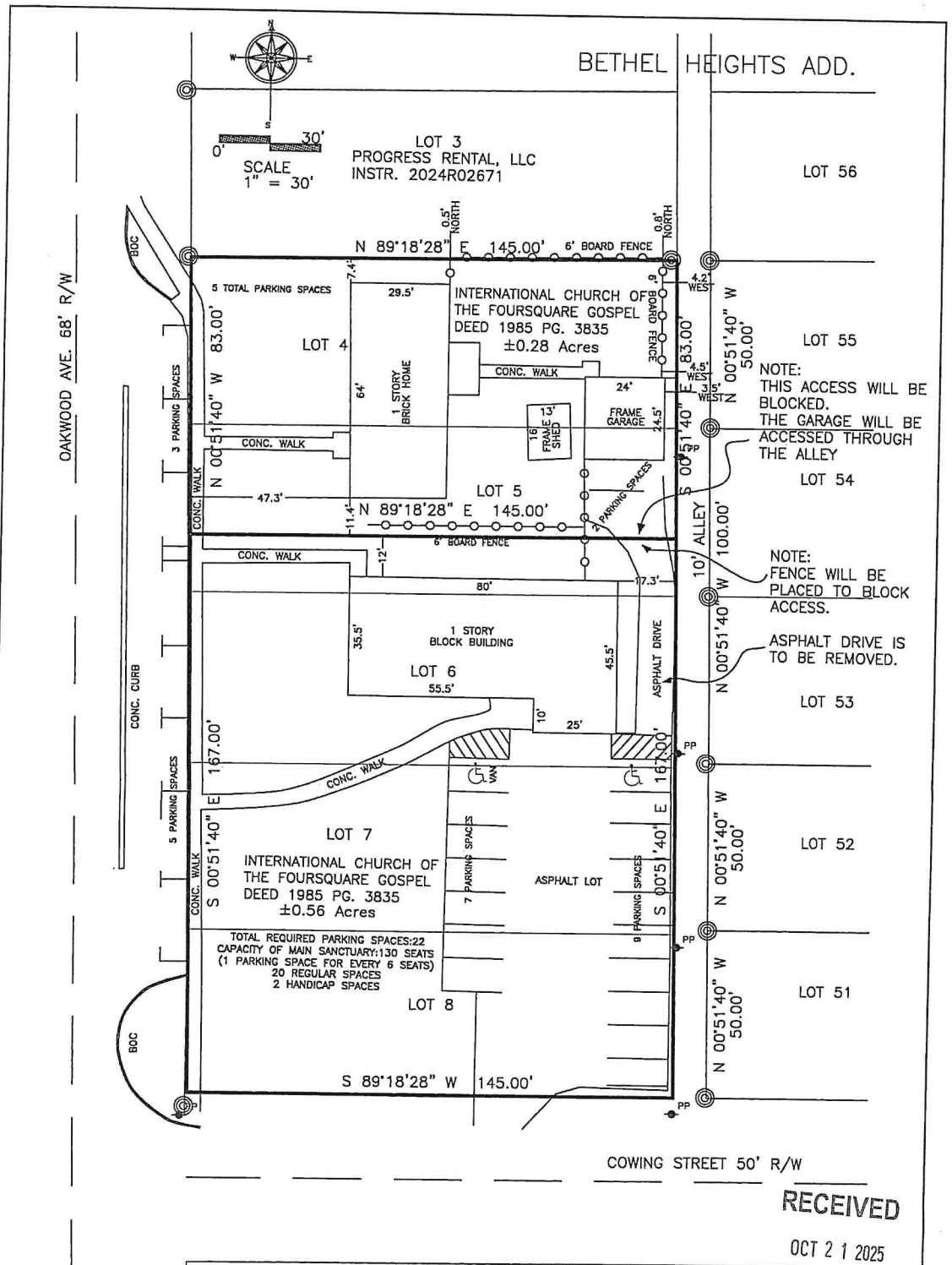
This instrument prepared by:

Gregory A. Huffman, Attorney at Law

Penny Sue Byrd

Notary Public

RESIDENT OF DELAWARE COUNTY



This Instrument Prepared by: Haldon L. Ashton
Accuracy or completeness of subsurface features is not certified.

RECEIVED
OCT 21 2025
DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

Revisions	
Date:	Reason:
Date:	Reason:
Drawn: CLG Date: 09/23/25 Job: 2025527 Client: Bobby Howell Owner: International Church of the Foursquare Gospel Crew: EHA Electronic Field Book Field Date: 09/16/25	

VARIANCE DRAWING
2408 N OAKWOOD AVE.
MUNCIE, IN

SECTION CORNER COORDINATES ARE BASED ON
INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN
DATUM OF 1983, CORRS 96 EPOC 2002.000)

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 (HALDON L. ASHTON).



225 West Washington Street Muncie, IN 47302
PH: (317) 281-3554 FAX: (317) 281-3504
Email: ash@ashlandsurveyors.com

Sheet 1 of 1

BZA 51-25



THE **FOURSQUARE** CHURCH

BZA 51-25

To Whom It May Concern,

This letter serves to verify that William A. Campbell currently serves as a licensed minister in good standing with The Foursquare Church and is appointed as the Senior Pastor of Muncie North Foursquare Church, also known as The Perch on Oakwood (EIN 94-2972342). He serves in accordance with the Articles of Incorporation and Bylaws of The Foursquare Church with all rights and responsibilities provided to him to serve within his role.

Sincerely,

Rev. Bobby Howell
Administrator
The Foursquare Church

Beth Ashton

BZA 51-25

From: Adam Leach <aleach@muncie.in.gov>
Sent: Monday, September 29, 2025 12:56 PM
To: Kathy Vannice
Cc: Beth Ashton
Subject: RE: 2408 N oakwood Ave, Muncie, IN

Good afternoon Kathy,

So long as they the access control is maintained it will considered a driveway with two entrances and would be allowable. Any changes to the current figuration will require a ROW use permit to be issued by my office.

Adam Leach P.E.
City Engineer

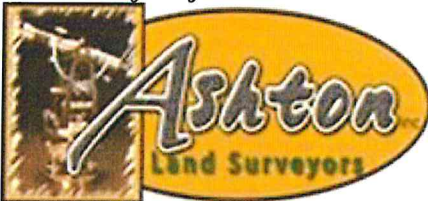
From: Kathy Vannice <Kvannice@ashtonlandsurveyors.com>
Sent: Friday, September 26, 2025 3:59 PM
To: Adam Leach <aleach@muncie.in.gov>
Cc: Beth Ashton <Beth@ashtonlandsurveyors.com>
Subject: 2408 N oakwood Ave, Muncie, IN

Adam,

We are seeking permission to allow the parking spaces that are currently located within Oakwood Ave right of way to continue to be used for parking for the church and parsonage. We are requesting this so that both the church and parsonage will have sufficient parking.

Thank you,

Celebrating 50 years in business!



Kathy Vannice
Email: kvannice@ashtonlandsurveyors.com
Phone# (765)282-5594

BZA 51-25

Fred Daniel

From: Kathy Vannice <Kvannice@ashtonlandsurveyors.com>
Sent: Friday, October 17, 2025 3:50 PM
To: Fred Daniel; Kayla Ferguson
Subject: FW: alley behind 2408 N Oakwood Ave Muncie, IN

CAUTION: This email originated from outside of Delaware County Government. Please **do not click links or open attachments** from an **unknown** or **suspicious** sender.

From: Adam Leach <aleach@muncie.in.gov>
Sent: Friday, October 17, 2025 3:49 PM
To: Kathy Vannice <Kvannice@ashtonlandsurveyors.com>
Subject: RE: alley behind 2408 N Oakwood Ave Muncie, IN

Hi Kathy,

Do they intend to abandon and remove the connecting drive? My preference would have it be removed if they intend to divest ownership. I don't have a problem with the alley being graveled 25' beyond the south boundary line of the Lot 5, Bethel Heights Addition. Alley to be constructed of Dense Graded 53/73 With dust on a type Type 1A or 1B Indot geotextile, not less than 6" in depth.

Adam Leach P.E.
City Engineer

From: Kathy Vannice <Kvannice@ashtonlandsurveyors.com>
Sent: Friday, October 17, 2025 3:23 PM
To: Adam Leach <aleach@cityofmuncie.com>
Subject: alley behind 2408 N Oakwood Ave Muncie, IN

We are seeking to cut off the parsonage from this church. I know we asked for parking on the west. On our original plan that we supplied to area planning for the BZA we have the parsonage having parking south of the garage. Fred just called me and said the alley is not graveled all the way to the garage. This is a platted alley that in 1967 had gravel from cowing to the north of our property. (see attached maps) We need to see if the City would be ok for gravel to extend further north to the garage, as the church does not want the parsonage owner to drive across the parking lot.

Thank you,

Celebrating 50 years in business!

