

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: 10-3-25
Case No.: BZA 53-25

(1) Applicant: Sylvia Delk

Address: 7006 E County Road S Muncie Indiana 47302 Phone: 765-808-0890

(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.: 12

Page: 65

Purchase Date: September 29, 2025

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).

7006 E County Road S Muncie Indiana 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 from the Delaware County Comprehensive Zoning Ordinance, Article IX, Section 14.B, to allow a 20' tall storage building rather than 17' tall for a variance of 3' for a new 30'x 40'x 20' barn for personal use 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 need it to accommodate the height of our RV so it can be stored out of the weather.

The proposed building will be 30' x 40' x 20'
and will be for personal storage only

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

R1 Residence Zone.

(10) Present use of the property:

Residential

(11) Describe the proposed use of the property:

Residential

(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? 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?

Soon as approved.

When will it be completed?

Within a week of ground break.

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

Sylvia Delk

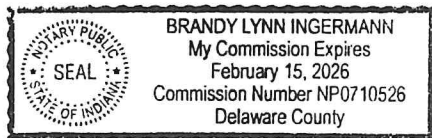
AFFIDAVIT

(I or We) Sylvia Delk
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: Sylvia Delk

Subscribed and sworn to before me this 3 day of October, 2025



Brandy Lynn Ingermann
Notary Public
2-15-26
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 30 day of October, 2025.

Signed: [Signature]
Date: 10.3.25

DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 10.00
Oct 01 2025 - DAT

NC/ND

EWL
DELAWARE COUNTY AUDITOR
CLEAR TITLE RE-RECORD

2025R12972

2025R13076
JAN SMOOT
DELAWARE COUNTY RECORDER
RECORDED ON
10/02/2025 09:02 AM
REC FEE 25.00
PAGES: 1
RECORDED AS PRESENTED

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That ^{This instrument 2025R12972 is being re recorded to correct the property address}

Sylvia Delk F/K/A Sylvia Mills

of Delaware County, in the State of IN,

Release and Quit-Claim to

Sylvia Delk

of Delaware County, in the State of IN, for no consideration the following described Real Estate in Delaware County, in the State of IN, to-wit:

Lots Number Five (5) and Six (6) in New Burlington Heights, Section "A", a Subdivision of Real Estate in Perry Township, Delaware County, Indiana, as shown in Plat Book 12 at page 65 in the Office of the Recorder of Delaware County, Indiana. ALSO: The West Twenty-five (25) feet of said vacated public way shall attach to Lot Numbered Six (6) in New Burlington Heights, Section "A", an Addition to Perry Township, Delaware County, Indiana, a plat of which is recorded in Plat Book 12. page 65 of the Records of Plats of Delaware County, Indiana.

Preparer states that no title search has been performed in conjunction with preparation of deed, which has been prepared at the Grantors request, and makes no warranties as to the vesting or quality of title to subject real estate and makes no representation as to the tax or legal consequences resulting from the execution of this deed.

Parcel No. 18-16-08-177-005.000-020

Property Address: 7000 East Co Road 550 South, Muncie, IN 47302

GRANTEES TAX MAILING ADDRESS: Sylvia Delk
7000 East Co Road 550 South, Muncie, IN 47302

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

In Witness whereof the said Sylvia Delk F/K/A Sylvia Mills has hereunto executed the foregoing deed on this 29th day of September, 2025.

Sylvia Delk F/K/A Sylvia Mills
Sylvia Delk F/K/A Sylvia Mills

State of IN
County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, on this 29th day of September, 2025 came Sylvia Delk F/K/A Sylvia Mills and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

ALLISON TONEY
NOTARY PUBLIC
BLACKFORD COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES JULY 01, 2033
COMMISSION NUMBER NP0764384

Allison Toney (Seal)
Notary Public

My commission expires:
Resident of:

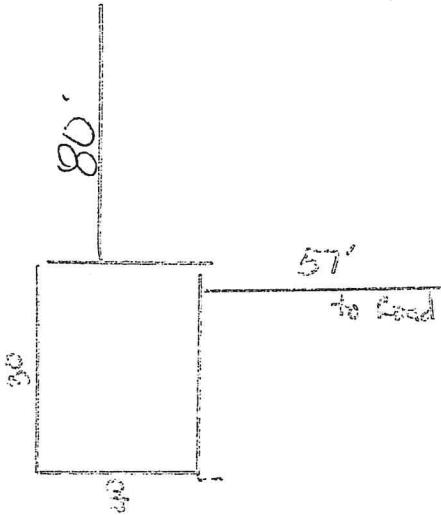
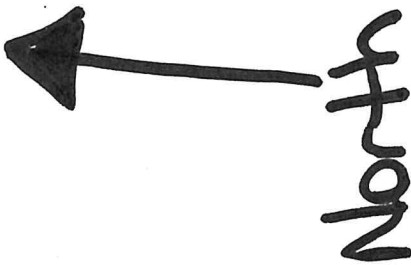
This instrument prepared by: James R. Wesley, Attorney at Law
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law *Allison Toney*

2025-D-1545

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BZA 53-25