

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

DATE: October 30, 2025

**PLACE: Commissioners Court Room
Delaware County Building, Rm 300A
100 W. Main St. Muncie, IN 47305**

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	<u>Board Member:</u>	<u>Appointed By:</u>	<u>Term:</u>
Chairperson	Leslie Mathewson	County Commissioners	01/01/2022 to 12/31/2025
Vice-Chair	Delaney Fritch	Mayor of Muncie	01/01/2025 to 12/31/2028
	Matt Billington	County Commissioners	05/23/2024 to 12/31/2027
	Ellen Brannon	Mayor of Muncie	01/01/2023 to 12/31/2026
	Richard Ivy	Mayor of Muncie	09/04/2025 to 12/31/2027
	Sue Kaiser	Mayor of Muncie	01/01/2023 to 12/31/2026
	Kristi Knapp	County Commissioners	02/01/2025 to 12/31/2025

BZA 49-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Jonathan and Cambry Chambless**, 1314 South Brotherton Street, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased west street setback to County Road 200 East and a decreased east side setback for a new dwelling on a corner lot on premises located at the southeast corner of Waterview Drive and County Road 200 East, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 50-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Nicholas Thadd Evans and Brittany Evans**, 5201 North Wheeling Avenue, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a business use and two ground signs for a business to sell hay and for the floor area of the accessory structures to exceed that of the dwelling for a new 30'x40' garage in a residence zone on premises located at 5201 North Wheeling Avenue, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

BZA0 51-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **International Church of the Foursquare Gospel**, 2408 North Oakwood Avenue, Muncie, Indiana requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased distance between an existing church and a new residential property line for the division of property to separate the church and parsonage on individual lots on premises located at 2408 and 2500 North Oakwood Avenue, Muncie, as more accurately described in the application.

BZA 52-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Thomas Toole**, 1401 North Country Club Road, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a reduced lot width and road frontage and decreased front setback, all for a property split to separate the existing house and garage from the remaining acreage on premises located at 4709 East Centennial Avenue, Center Township, Delaware County, Indiana, as more accurately described in the application.

BZA 53-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Sylvia Delk**, 7006 East County Road 550 South, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an increased height for a new barn on premises located 7006 East County Road 550 South, Perry Township, Delaware County, Indiana, as more accurately described in the application.

BZA 54-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Harold Gene Williams, Gerald Wayne Williams and Charles Michael Williams**, 704 North Meadow Wood Drive, Muncie, Indiana requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased front setbacks and no screening between the residential use and commercial uses, all for division of property through platting to separate the business uses and house onto three lots on premises located at 3111, 3201, 3205 and 3207 East Jackson Street, Muncie, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: