

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

DATE: November 20, 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

MINUTES: Consideration of the September and October, 2025 regular monthly meeting minutes.

NEW BUSINESS:

BZA 55-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Paula and Chad Hofstetter**, 10608 North Colby Avenue, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping poultry in a residence zone and to have a sign advertising "fresh eggs". Additionally, the applicant is requesting to have a second dwelling/guest house, and for the second dwelling to have reduced square footage, all on premises located at 10608 North Colby Avenue, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

BZA 56-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Andrew Collins**, 6320 North County Road 600 West Gaston, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow increased height for an accessory structure and to allow accessory structures total square footage to be to be greater than that of the dwelling, all for a new pole barn in a residence zone, on premises located at 6320 North County Road 600 West, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

BZA 57-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased front setback and to allow a reduced side street setback, all for a newly built dwelling on a corner lot in a residence zone, on premises located at 401 East 8th Street, Muncie, Indiana, as more accurately described in the application.

BZA 58-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive Suite 210, West Chester, Ohio, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased front setback for a newly built dwelling, in a residence zone, on premises located at 409 East 8th Street, Muncie, Indiana, as more accurately described in the application.

BZA 59-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive Suite 210, West Chester, Ohio, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased front setback for a newly built dwelling, in a residence zone, on premises located at 1107 East 7th Street, Muncie, Indiana, as more accurately described in the application.

BZA 60-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive Suite 210, West Chester, Ohio, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased front setback for a newly built dwelling, in a residence zone, on premises located at 1204 South Franklin Street, Muncie, Indiana, as more accurately described in the application.

BZA 61-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive Suite 210, West Chester, Ohio, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased front setback for a newly built dwelling, in a residence zone, on premises located at 1711 South Madison Street, Muncie, Indiana, as more accurately described in the application.

BZA 62-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow for a decreased front setback, and to allow a reduced side street setback, all for a newly built dwelling, on a corner lot in a residence zone, on premises located at 125 East 8th Street, Muncie, Indiana, as more accurately described in the application.

OTHER BUSINESS:

RULES OF PROCEDURE: Consideration of the updated rules and procedures for the Board of Zoning Appeals.

REPORT FROM DIRECTOR:

ADJOURNMENT: