

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Submitted: 11/26/25

☒ Delaware County

Case No.: BZA 64-25

☐ City of Muncie

(1) Applicant: Linsey Young

Address: 1600 E. County Road 900 N. Eaton IN 47338 Phone: 7656024128

(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.: 2021R05355

Page: _____

Purchase Date: _____

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).

1600 E. County Road 900 N. Eaton IN 47338

(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.)

FOR OFFICE USE ONLY

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

On 4/2/2025 our outbuildings were hit by the tornado. Our main storage area's roof was completely blow off and the integrity of the structure was said to be unrepairable. We chose to buy a metal storage space as the affordable replacement. The building will be a total of 60 feet long, 30 feet wide, and 12 foot tall. We would like to put the new storage space on the side of our property that faces SR3 for these reasons: That lot is not being used because it is too close to 3. It will give privacy to our home from the busy highway. Back of the house is not ideal for parking. After tear down of buildings the space they occupied will be yard, removing old drive to better utilize the property. 25' variance for a front setback and 15' variance for a rear setback

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

Split Zone: F-farm Zone and II-intense Industrial 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: _____

Answer to #7

BZA 64 -25 Linsey Young

Request for variances from the terms of the Delaware County Comprehensive Zoning Ordinance, from Article XII, Section 4, to allow a 25' front setback, rather than 50', for a variance of 25', and from Article XII, Section 6, to allow a 15' rear setback, rather than 50', for a variance of 35', all for a new barn 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? yes

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

I have spoken with 5 of our close neighbors including the closes business to the build and they are all in support of what we want to do.

- (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.

N/A

- (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?

Weather permitting by March of 2026

When will it be completed?

By 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?

Linsey Young

AFFIDAVIT

(I or We) Linsy Young
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:

Linsy Young

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



Brandy Lynn Ingermann
Notary Public

2-15-2026

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 18 day of December, 2025.

Signed: [Signature]

Date: 11/26/25

DULY ENTERED FOR TAXATION

TRANSFER FEES \$ 10.00

Apr 07 2021 - ER

Alan J. Czapka NC/ND

DELAWARE COUNTY AUDITOR

**Fidelity National
Title Company, LLC**
852100087

2021R05355
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
04/07/2021 11:07 AM
REC FEE 25.00
PAGES: 3
RECORDED AS PRESENTED

QUITCLAIM DEED

File No.: 852100087

THIS INDENTURE WITNESSETH, That Linsey Young, who took title as, Linsey C. Carwile (Grantor) QUITCLAIMS to Linsey Young (Grantee) for no consideration, the following described real estate in Delaware County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 1600 East CR 900 North, Eaton, IN 47338. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

Grantor hereby certifies that Linsey Young is one and the same person who took title as Linsey C. Carwile to subject real estate in Deed recorded June 15, 2018 as Instrument Number 2018R07252 in the Office of the Recorder of Delaware County, Indiana.

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of March, 2021.

GRANTOR:

Linsey Young
Linsey Young w/t/a Linsey C. Carwile

STATE OF Indiana

COUNTY OF Madison

Before me, a Notary Public in and for said County and State, personally appeared Linsey Young, who took title as, Linsey C. Carwile who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of March, 2021

Signature: *Diana L. Sayre*

Printed: _____

Resident of: _____ County

State of: _____

My Commission expires: _____

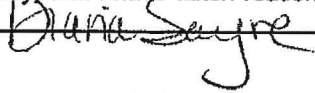
DIANA L. SAYRE
SEAL

Notary Public, State of Indiana
County of Madison
My Commission Expires 5/31/2026

Prepared By: Jeffrey R. Lade, Attorney at Law
135 N. Pennsylvania Street, Suite 1575A, Indianapolis, IN 46204

Grantee's Address and Tax Billing Address: 1600 East CR 900 North
Eaton, IN 47338

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.

_____

Return To: Fidelity National Title Company, LLC
1106 Meridian Plaza, Suite 100, Anderson, IN 46016

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 18-03-27-400-011.000-022

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 10 EAST IN UNION TOWNSHIP, DELAWARE COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL MARKING THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 10 EAST; THENCE SOUTH 89 DEGREES 36 MINUTES 38 SECONDS WEST 386.21 FEET (ASSUMED BEARINGS) ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION TO A NAIL; THENCE NORTH 90 DEGREES 18 MINUTES 21 SECONDS WEST 396.00 FEET PARALLEL WITH THE EAST LINE OF SAID HALF QUARTER SECTION TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 36 MINUTES 38 SECONDS EAST 189.88 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST 172.00 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 36 MINUTES 38 SECONDS EAST 53.00 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST 102.00 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 36 MINUTES 38 SECONDS EAST 143.33 FEET TO A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST 122.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.40 ACRES MORE OR LESS.

