

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: 12/22/25

Case No.: BZA 0-26

(1) Applicant: Aaron and Julie Wilson / Stone Bridge Farm Inc.

Address: 10400 E Edgewater Rd Albany, IN 47320 Phone: 317 201 9041

(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.: 2025R06013

Page: _____

Purchase Date: _____

Legal Description: (From the Deed or Abstract)

The North Fifty (50) acres off the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of section

(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).

10400 E Edgewater Rd Albany, IN 47320

(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 of use from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 1, to allow an event center business in a farm zone and a 3'x3' ground sign to advertise the business.

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

We are asking for a variance to share our beautiful outdoor property for wedding ceremonies and other potential event requests of 150 people or less. All of our existing structures would be used, and we are not asking to build any additional structures. We have 50 acres a private drive and plenty of available parking off our drive or in our grass field for overflow. We are remotely located, we do not expect noise to be an issue. Alcohol requests would be strictly monitored and served with appropriate necessary licensed staff or 3rd party. We live here full time, looking to hold no more than 15-20 events per year. We would also like approval of a small professional sign off our drive about 30ft off the road.

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

FA Flood Area Zone / F Farming Zone

(10) Present use of the property:

Personal Residence

(11) Describe the proposed use of the property:

Seasonal Weddings/Events

(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.

All neighboring property is farmland. There are no neighboring homes within 300 feet of our property.

- (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.

None that we are aware of

- (15) Has work for which this application is being filed already started? If answer is "YES", give details.

Property structures already exist, repairs were made as needed when purchased

- (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, we have not filed any previous appeal.

- (17) If the Appeal is granted, when will work commence?

Upon approval

When will it be completed?

As soon as possible

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

Aaron and Julie Wilson / Stone Bridge Farm, Inc will operate for guests to utilize

DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 10.00
May 07 2025 - DAT


DELAWARE COUNTY AUDITOR

2025R06013
JAN SMOOT
DELAWARE COUNTY RECORDER
RECORDED ON
05/07/2025 11:17 AM
REC FEE 25.00
PAGES: 2
RECORDED AS PRESENTED

File No.: 2502065

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Aaron Carmichael and Kerry Carmichael, husband and wife** (Grantor), of Delaware County, in the State of Indiana, CONVEY AND WARRANT(S) to **Aaron M. Wilson and Julie Wilson, husband and wife** (Grantee) of Delaware County, in the State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana (hereinafter called the "Real Estate"):

The North Fifty (50.0) acres off the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Twenty-one (21) North. Range Eleven (11) East in Muncie, Delaware County, Indiana.

The Address of such real estate is 10400 E Edgewater Rd., Albany, IN 47320
commonly known as: Parcel No.: 18-08-10-100-008.000-004

Subject to any and all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record.

Subject to all current, non-delinquent real estate taxes and assessments.

Subject to all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

AFFIDAVIT

(I or We) Aaron M Wilson and Julie Wilson

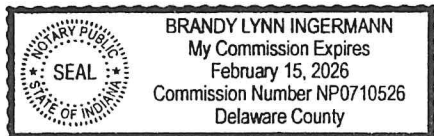
TYPE NAME(S) OF SIGNATORIES

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:

Aaron M Wilson
Julie Wilson

Subscribed and sworn to before me this 22 day of December 2025,



Brandy Ingermann
Notary Public
BI
22-15-26
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 29 day of January 2026.

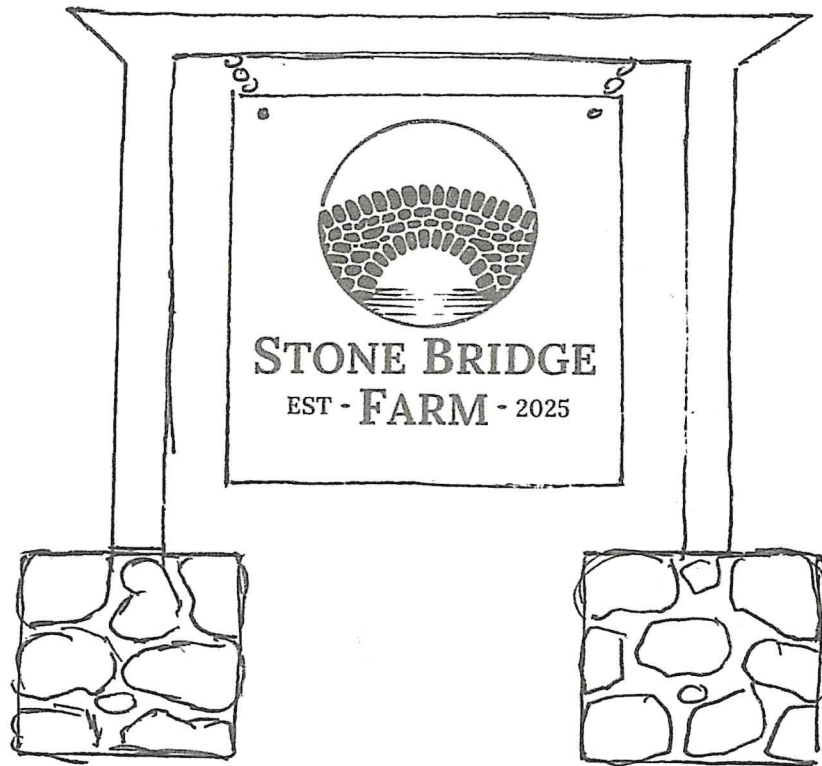
Signed:

[Signature]

Date:

12/22/25

Proposed Signage



Sign Rendering - 3' x 3' square
4x4 posts - ESTIMATED HEIGHT OF FULL STRUCTURE 5'

Posts wrapped in concrete stone veneer

SITE PLAN

Address:
10400 E EDGEWATER RD
ALBANY, IN 47320

Assessor's Parcel Number:
18-08-10-100-008.000-004

Parcel Area:
50 Acres

Zoning: /

Legal Description:
PT EHLF NW QTR & N END EHLF
NW QTR S10 T21 R11 50.00 AC

Subdivision: /

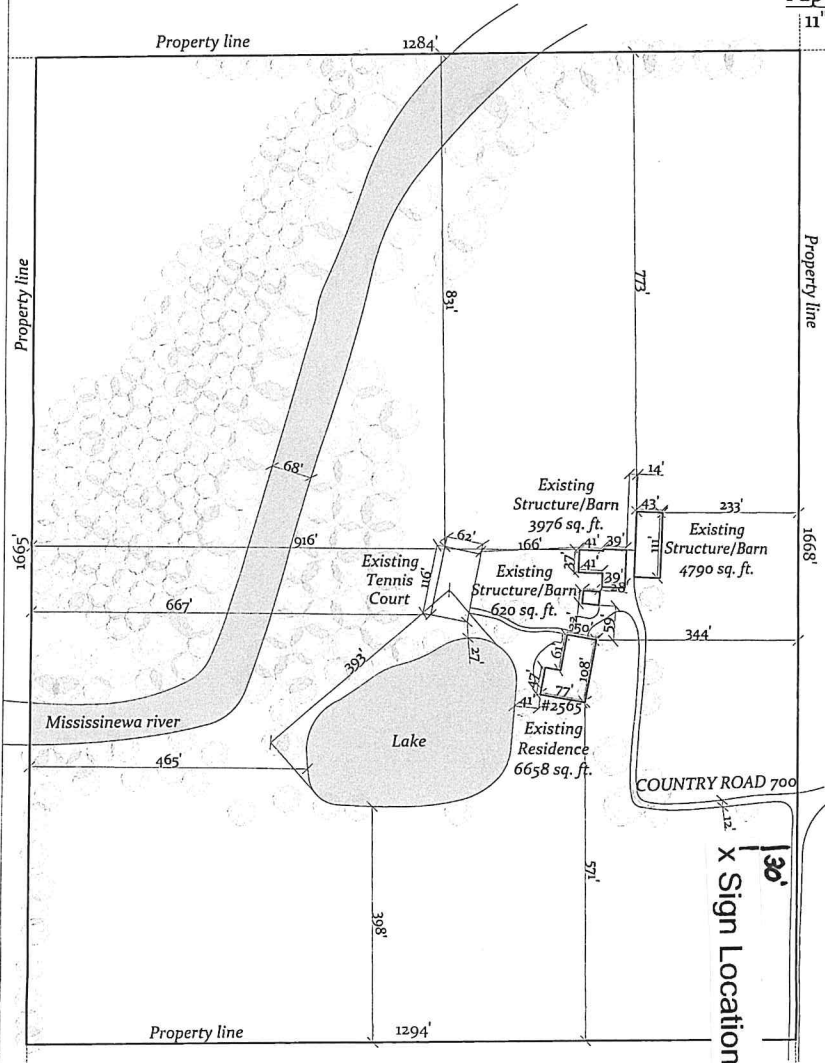
Owner: WILSON, AARON M

Paper size & scale:
11" x 17"; 1"=200'

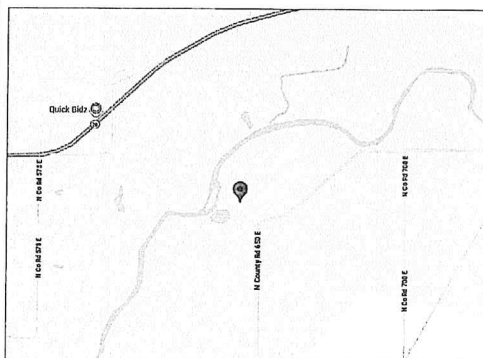
Date: December, 2025



Scale:
1"=200'
Paper size:
11" x 17"



VICINITY MAP



Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale



BZA 01-26

RECEIVED

DEC 22 2015

DELAWARE-MUNICIPAL
METROPOLITAN PLANNING COMMISSION

