

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: 1-27-26
Case No.: BZA 05-26

(1) Applicant: Game of Homes LLC

Address: 3090 N Oakwood Ave Muncie, IN 47304 Phone: 765-716-8204

(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.: 1

Page: 59

Purchase Date: 11/4/2021

Legal Description: (From the Deed or Abstract)

Lots Numbered Thirteen (13) and Fourteen (14) in Block Numbered Twenty-five (25) in Neely's Addition to the City of Muncie, as per plat thereof recorded in Plat Book 1, page 59, in the Office of the Recorder of Delaware County, Indiana.

(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).

1006 W Wayne St Muncie, IN 47303

(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.)

SEE ATTACHED

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

There is a shortage of one-bedroom housing near Ball State University, as most rentals cater to multiple tenants. This variance will allow the property to be developed in a way that adds much-needed one-bedroom units, supporting demand from graduate students, young professionals, and local residents while contributing to a more balanced housing supply in the area.

Also requesting a reduced rear setback
of 11.9' rather than 15' for the second dwelling

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

R2 Residence Zone

(10) Present use of the property:

Rental

(11) Describe the proposed use of the property:

Rental

(12) Is the property:

Owner Occupied

Renter Occupied

Other: _____

Answer to question #7

BZA 05 -26 Game of Homes, LLC.

Request for variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XIV, Section 1, to allow two dwellings in a single-family residence zone, and from Article XIV, Section 7, for a reduced rear setback of 11', rather than 15', for a variance of 4' for one of the dwellings.

(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.

Property owner responses will be forwarded by email ahead of the hearing.

(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, the single bedroom remodel has not begun. The remodel for main unit has started.

(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?

Immediately

When will it be completed?

Mid August 2026

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

Campus Rentals will be the property manager for the property.

AFFIDAVIT

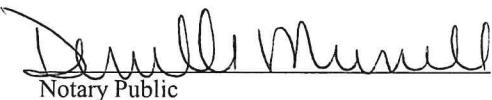
(I or We) Cameron Sarah & Mark Price
TYPE NAME(S) OF SIGNATORIES

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:



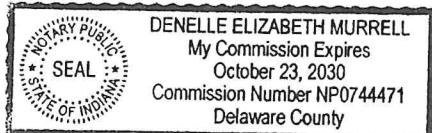
Subscribed and sworn to before me this 27th day of January 2020



Notary Public

October 23, 2030
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 26 day of February, 2026.

Signed: 

Date: 2/13/26

DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 10.00
Oct 27 2022 - ER
Steven J. Clegg
DELAWARE COUNTY AUDITOR

2022R16329
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
10/27/2022 12:19 PM
REC FEE 25.00
PAGES: 1
RECORDED AS PRESENTED

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Anthony B. Page

of Delaware County, in the State of Indiana,

Convey and Warrant to

GAME OF HOMES, LLC

of Delaware County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, in the following described Real Estate in **Delaware County, in the State of Indiana**, to-wit:

Lots Numbered Thirteen (13) and Fourteen (14) in Block Numbered Twenty-five (25) in Neely's Addition to the City of Muncie, as per plat thereof recorded in Plat Book 1, page 59, in the Office of the Recorder of Delaware County, Indiana.

Tax Duplicate No. 18-11-09-181-010.000-003
Property Address: 1006 W Wayne St., Muncie, Indiana 47303

SUBJECT TO TAXES ASSUMED AT CLOSING

GRANTEE'S TAX MAILING ADDRESS: GAME OF HOMES, LLC

702 N Reserve
Muncie, IN 47302

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

In Witness whereof the said **Anthony B. Page** have hereunto executed the foregoing deed on this 20 day of October, 2022.

Anthony B. Page

State of Indiana
County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, on this 20 day of October, 2022, came **Anthony B. Page** and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Haylee Holland _____ (Seal)
Notary Public

My commission expires:
Resident of:



202209-140

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. *Haylee Holland*

Business Details

[Print Entity Details](#)

Business Name: **GAME OF HOMES, LLC**

Business ID: **201705151195868**

Entity Type: **Domestic Limited
Liability Company**

Business Status: **Active**

Creation Date: **05/15/2017**

Inactive Date:

Principal Office **3090 N Oakwood Ave,**
Address: **Muncie, IN, 47304, USA**

Expiration Date: **Perpetual**

Jurisdiction of **Indiana**
Formation:

Business Entity
Report Due **05/31/2027**
Date:

Years Due:

Governing Person Information

Title	Name	Address
Member	Mark Daniel Price	7675 W. McColm Road, Gaston, IN, 47342, USA
Member	Cameron S Sarah	202 N Reserve St, Muncie, IN, 47302, USA

Page 1 of 1, records 1 to 2 of 2

Registered Agent Information

Type: **Individual**

Name: **Mark D. Price**

Address: **7675 W. McColm Road, Gaston, IN, 47342, USA**

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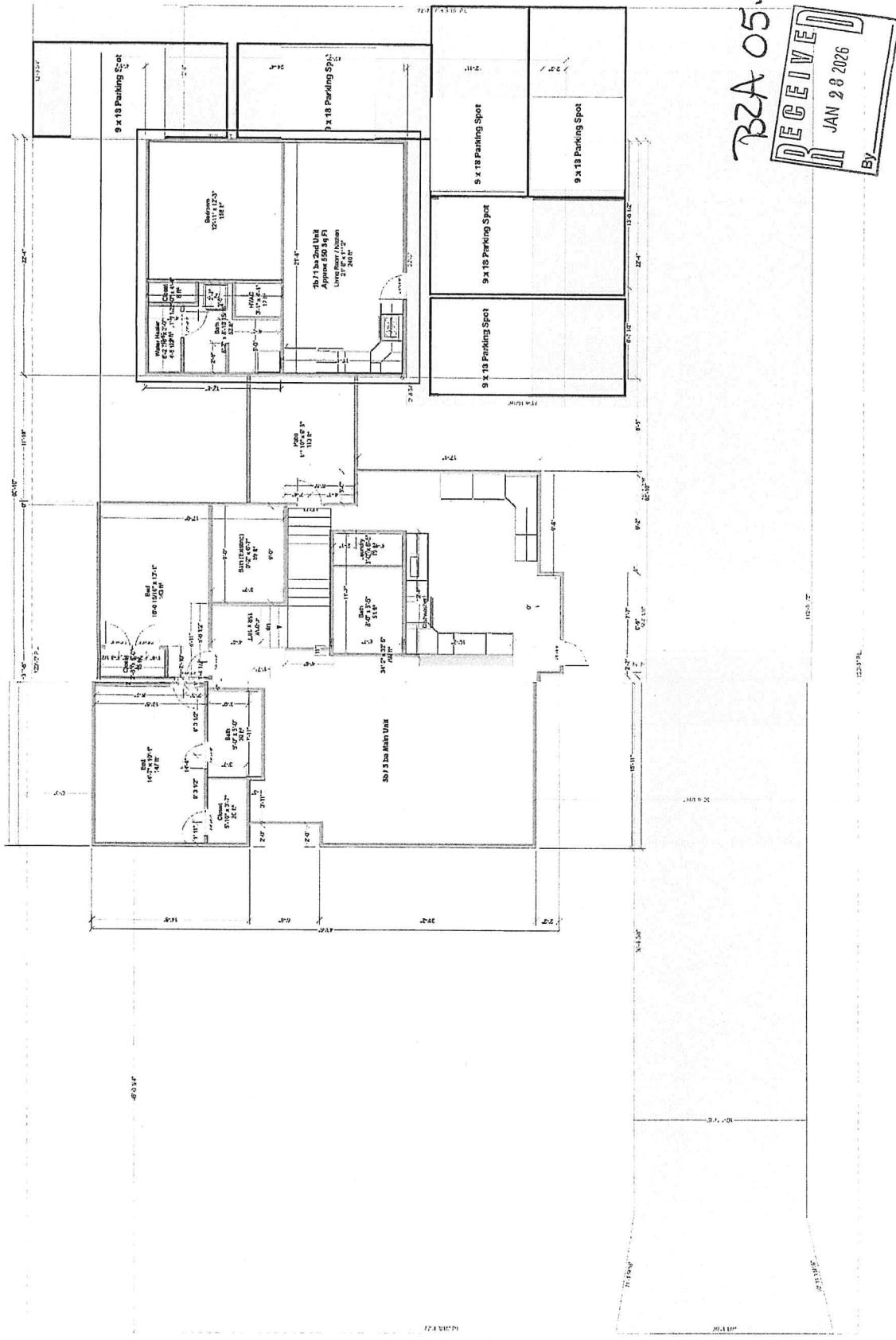
[Filing History](#)

[Name History](#)

[Assumed Name History](#)

[Certified Copies Request](#)





0.05 acres



RECEIVED

FEB 06 2026

DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

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