

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
OCTOBER - 2023 REGULAR MONTHLY MEETING
AGENDA**

DATE: October 26, 2023

**PLACE: Commissioners Court Room
3rd Floor, Delaware County
Building**

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Jim Fowler

**Ellen Brannon
Delaney Fritch
Mike Jones**

**Sue Kaiser
Leslie Mathewson
Allen Wiseley**

MINUTES: Consideration of the September, 2023 regular monthly meeting minutes.

OLD BUSINESS:

BZA 46-23 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **P&K MGMT, LLC**, 5809 North Brandon Brook Lane, Muncie, Indiana, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a new apartment building containing 8 dwelling units in a single-family residence zone on premises located on the west side of Tillotson Avenue, 160' south of Bowman Street formerly known as 1801 North Tillotson Avenue, Muncie, Indiana, as more accurately described in the application.

NEW BUSINESS:

BZA 47-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Pleasant Run Venue, LLC, Robert T. DeHaven and Christian A. Barreno**, 1701 North County Road 600 West, Yorktown, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an event venue on premises located at 3515 North County Road 850 West, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

BZA 48-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Aaron Becker**, 8210 East County Road 400 North, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a new mobile home without a foundation on premises located at 8210 East County Road 400 North, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

BZA 49-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **William Elliott**, 4108 West Moore Road, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow decreased rear setback and increased height for a new detached garage on premises located at 4108 West Moore Road, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

BZA 50-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **John and Shana Rogers**, 8710 North State Road 3, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the floor area of the accessory structures to exceed that of the dwelling and for an increased height for a new pole barn in a residence zone on premises located at 8710 North State Road 3, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

BZA 51-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Royalty Lionesz, LLC and Golden Sky Management**, 1300 South Gillman Avenue, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow 4 dwelling units in an existing house on premises located at 6500 East Jackson Street, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 52-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Olympus Management, LLC and Golden Sky Management**, 1300 South Gillman Avenue, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a new duplex on premises located at 6504 East Jackson Street, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 53-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Sabrina Pemberton and June Pemberton**, 500 East State Road 28, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping 4 horses on 3.281 acres in a farm zone on premises located at 500 East State Road 28, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

BZA 54-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Checkmate GOH, LLC**, 7675 West McColm Road, Gaston, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a remodeled house to contain 3 apartments in a single family residence zone with reduced parking, reduced screening, and decreased front setback on premises located at 1221 West Rex Street, Muncie, Indiana, as more accurately described in the application.

BZA 55-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **JCD Enterprise Incorporated**, 4275 Knollton Road, Indianapolis, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow replacement of a nonconforming billboard on premises located on the southwest corner of Dr. Martin Luther King Jr. Boulevard and Streeter Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 56-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Danielle Helms, Zachary Needler and Thomas Needler**, 6101 East Centennial Avenue, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a baking business in a new accessory building in a residence zone on premises located at 6101 East Centennial Avenue, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 57-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Thomas Tighe and Sally Tighe**, 6109 North County Road 500 East, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the combined floor area of the accessory buildings to exceed that of the dwelling so that two parcels may be combined in a residence zone on premises located at 6109 and 6201 North County Road 500 East, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

BZA 58-23

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Joseph Crouch**, 5308 North Cork Drive, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased front setback for a new covered patio on premises located at 5308 North Cork Drive, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

ADJOURNMENT: