

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

**DATE: November 30, 2023**

**PLACE: Commissioners Court Room  
3<sup>rd</sup> 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 October, 2023 regular monthly meeting minutes.

**NEW BUSINESS:**

**BZA 59-23**

**Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Delaware County Redevelopment Commission**, 100 West Main Street, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow two new development sites each containing less than 25 acres in the Industrial Park Zone for a new plat on premises located on the east side of Cowan Road 720' south of Mt. Pleasant Boulevard, Center Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 60-23**

**Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Lydia and Willie Olds**, 3900 South Franks Lane, Selma, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased front setback and decreased dwelling width for a mobile home placement on premises located on the west side of Garnet Avenue 110' south of Cromer Avenue and formerly known as 1905 North Garnet Avenue, Muncie, Indiana, as more accurately described in the application.

**BZA 61-23**

**Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Butter Dish, LLC**, 617 East Adams Street, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased on-site parking for a restaurant on premises located at 617 East Adams Street, Muncie, Indiana, as more accurately described in the application.

**BZA 62-23**

**Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Adams Roofing and Construction, LLC and Rockie Jernigan**, 5109 South Breezewood Drive, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback build-to line, decreased rear setback, increased fence height, decreased intersection visibility, an overhead loading door facing Center Street, no greenbelt area or plantings along Willard and Center Streets, decreased buffering and landscape area, and no sustainability feature, all for a new metal warehouse on premises located at the northwest corner of Willard Street and Center Street formerly known as 410 East Willard Street, Muncie, Indiana, as more accurately described in the application.

**STAFF REPORT:**

**ADJOURNMENT:**