

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS  
APRIL - 2024 REGULAR MONTHLY MEETING  
AGENDA**

**DATE:** April 25, 2024

**PLACE:** Commissioners Court Room  
3<sup>rd</sup> Floor, Delaware County  
Building

**TIME:** 6:00 P.M.

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION/CONFIRMATION OF MEMBERS:**

**ROLL CALL:**

<b>Leslie Mathewson</b>	
<b>Ellen Brannon</b>	<b>Sue Kaiser</b>
<b>Delaney Fritch</b>	<b>Allen Wiseley</b>
<b>Mike Jones</b>	<b>vacant</b>

**MINUTES:** Consideration of the February, 2024 regular monthly meeting minutes.

**OLD BUSINESS:**

**BZA 06-24 Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Wise Food Company Incorporated and TD Wise Real Estate Incorporated**, 5100 North Twin Ponds Lane, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow creation of three lots through platting without meeting all of the performance standards for the existing commercial development on premises located on the east side of Walnut Street north of Centennial Avenue, Muncie, Indiana, as more accurately described in the application.

**BZA 07-24 Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Justin and Cami Mills**, 1201 West County Road 1200 North, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping chickens, goats, pigs and turkeys on 5 acres in a residence zone on premises located at 1201 West County Road 1200 North, Union Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 10-24    Jurisdiction: Board of Zoning Appeals**

**Special Use**    Being a continuation of a public hearing on the matter of an application filed by **Big Oak Park, LLC and Trent Conaway**, 19323 Morrison Way, Noblesville, Indiana, requesting a special use under the terms of the Delaware County Comprehensive Zoning Ordinance to allow expansion of an existing nonconforming campground in a farm zone on premises located at 9401 North County Road 500 West, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 11-24    Jurisdiction: Board of Zoning Appeals**

**Special Use**    Being a continuation of a public hearing on the matter of an application filed by **REL Homes, LLC**, 11706 Little River Way, Parrish, Florida, requesting a special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an accessory dwelling in an existing detached garage for a total of two dwellings in a single-family residence zone on premises located at 223 South McKinley Avenue, Muncie, Indiana, as more accurately described in the application.

**BZA 12-24    Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Murphy Oil USA, Incorporated**, 200 Peach Street, Eldorado, Arizona, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow relocation of the front yard trees to be outside of the greenbelt for redevelopment of a gasoline fueling station and convenience store on premises located at 1421 East 29<sup>th</sup> Street, Muncie, Indiana, as more accurately described in the application.

**BZA 13-24    Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Joshua Brunner and Jennifer Brunner**, 9411 North Hickory Hill Drive, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an increased height, a decreased rear setback and for the floor area of the accessory building to exceed that of the dwelling for a new barn in a residence zone on premises located at 9411 North Hickory Hill Drive, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 14-24    Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Rheuben A. Allen Trust**, 2627 South Meeker Avenue, Muncie, Indiana, requesting a variance of use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a non-profit organization to operate in an existing church building, parking on a vacant lot across 15<sup>th</sup> Street and a new storage building on a lot on Acorn Avenue without a dwelling in a residence zone on premises located at 1600 West 15<sup>th</sup> Street, 1601 West 15<sup>th</sup> Street and 2101 South Acorn Avenue, Muncie, Indiana, as more accurately described in the application.

**BZA 15-24 Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Aimee M. Vinson**, 3741 Indianwood Drive, Columbus, Indiana, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow conversion of an existing house into two apartments in a single-family residence zone on premises located at 2308 South Mock Avenue, Muncie, Indiana, as more accurately described in the application.

**NEW BUSINESS:**

**BZA 16-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Sonji Hospitality, LLC**, 1936 West Wolfram Street, Chicago, Illinois, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback build-to line, increased building height, no bus stop, decreased east and west side bufferyards, decreased sidewalk width, and reduced on-site parking, all for a new 4-story hotel on premises located on the northwest corner of Bethel Avenue and Marleon Drive, Muncie, Indiana, as more accurately described in the application.

**BZA 17-24 Jurisdiction: Board of Zoning Appeals**

Being a continuation of a public hearing on the matter of an application filed by **Ryan Baker**, 5112 South Eldorado Lane, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a new above ground swimming pool to be located in the side yard on premises located at 5112 South Eldorado Lane, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 18-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Muncie Property Holdings, LLC**, 12701 Covered Bridge Road, Sellersburg, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased parking, no bus stop, 5 new service bays facing Hometown Boulevard, no east and west side bufferyards, no foundation landscape area and no sustainability features, all for an addition to the Hyundai building and for separation of Hyundai and Quick Lane onto their own lots through replatting on premises located at 6200 and 6230 West Hometown Boulevard, Muncie, Indiana, as more accurately described in the application.

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**