

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS  
OCTOBER - 2020 REGULAR MONTHLY MEETING  
AGENDA**

**DATE:** October 29, 2020

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

**TIME:** 6:30 P.M.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**Jim Fowler**

**Zane Bishop**

**Kelly Watson, Jr.**

**Kathryn Kennison**

**Allen Wiseley**

**Leslie Mathewson**

**Vacancy**

**MINUTES:** Consideration of the September, 2020 regular monthly meeting minutes.

**OLD BUSINESS**

**BZA 24-20 Jurisdiction: Board of Zoning Appeals**

Being a withdrawal of an application filed by **Heath Snyder**, 1308 North Snowmass Lane, Muncie, Indiana and **Love Property Investments, LLC**, PO Box 395, 201 Mill Street, Gaston, Indiana, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a one-chair barber shop use in ½ of a duplex in a residence zone on premises located at 1312 North Snowmass Lane, Muncie, Indiana, as more accurately described in the application.

**NEW BUSINESS**

**BZA 28-20 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Danny Joe Webber and Beth Trueblood Webber**, 505 South Pinehurst Lane, Yorktown, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a 12'x31' RV storage building and a 12'x21' storage building without a dwelling and utility hook-up for an recreational vehicle on premises located at 2908 South Hoyt Avenue, Center Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 29-20 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Alan Holdren**, 7909 North Tanglewood Lane, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a second dwelling unit addition to an existing home on premises located at 7909 North Tanglewood Lane, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

- BZA 30-20      Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Jamra and Barry Banks**, 959 West County Road 500 South, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a 24'x16' tiny house on a new 1.5 acre parcel on premises located at 959 West County Road 500 South, Monroe Township, Delaware County, Indiana, as more accurately described in the application.
- BZA 31-20      Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Bruce W. Frankel**, 723 East Main Street, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a reduced lot size without road frontage, a residential accessory building without a dwelling and decreased setback for a new garage on premises located on the alley between Jackson Street and Main Street, 70' west of Pershing Drive, Muncie, Indiana, as more accurately described in the application.
- BZA 32-20      Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Academy of Model Aeronautics**, 5161 East Memorial Drive, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an increased height of 117' for a new indoor model airplane flying center and seven years to complete construction on premises located at 5161 East Memorial Drive, Liberty Township, Delaware County, Indiana, as more accurately described in the application.
- BZA 33-20      Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Shannon McCormick**, 1623 South Pierce Street, Muncie, Indiana, requesting a variance of use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a new 3-unit dwelling, reduced parking and decreased street setback on premises located at the northeast corner of Elliott Street and 11<sup>th</sup> Street, Muncie, Indiana, as more accurately described in the application.
- BZA 36-20      Jurisdiction: Board of Zoning Appeals**  
Being a withdrawal of an application filed by **Kenneth Ryden and Eric Wooten**, 1908 North Manring Avenue, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a gym business use of an existing barn and a ground sign on premises located at 13201 West State Road 32, Salem Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 37-20 Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Kimberlie Edgerton**, 4200 West Riverside Avenue, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased side setback for a garage addition to an existing house on premises located at 4200 West Riverside Avenue, Muncie, Indiana, as more accurately described in the application.

**BZA 38-20 Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Anita Hopper and AgriMax, LLC**, 9490 West County Road 700 South, Daleville, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a farm machinery repair business in a new building and a ground sign on premises located at 9490 West County Road 700 South, Salem Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 39-20 Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Cindy D. Baker (Tuttle)**, 5015 East State Road 28, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a 6' tall privacy fence located in front of the house on premises located at 5015 East State Road 28, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 40-20 Jurisdiction: Board of Zoning Appeals**  
Being a public hearing on the matter of an application filed by **Wiltshire Properties, LLC and O'Reilly Automotive Stores, Inc.**, 233 South Patterson Avenue, Springfield, Missouri, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased street setback and build-to line for a new O'Reilly's Automotive store on premises located at the southwest corner of Morrison Road and Bradburn Drive, Muncie, Indiana, as more accurately described in the application.

**OTHER BUSINESS**  
Consideration of a request for a rehearing of **BZA 16-20** based on new evidence submitted by the applicant, **Annette Caldwell**.

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**