

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
JULY - 2021 REGULAR MONTHLY MEETING
AGENDA**

DATE: Thursday, July 29, 2021

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

TIME: 6:30 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Jim Fowler

Zane Bishop

Leslie Mathewson

Mike Jones

Kelly Watson, Jr.

Kathryn Kennison

Allen Wiseley

MINUTES: Consideration of the June, 2021 regular monthly meeting minutes.

NEW BUSINESS

BZA 09-21 Jurisdiction: Board of Zoning Appeals

Special Use Being a public hearing on the matter of an application filed by **Muncie Mission Ministries, Inc.**, 1725 South Liberty Street, Muncie, Indiana, requesting a special use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a 6 home Planned Unit Development (PUD) on approximately 1 acre with parking partially met off-site on premises located on the east side of Liberty Street starting 60' south of 10th Street including 1712 South Liberty Street, Muncie, Indiana, as more accurately described in the application.

BZA 17-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Daniel Orcutt**, 9515 South County Road 900 West, Daleville, Indiana, requesting a variance of use and variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a deer processing business in an existing garage and a ground sign for the business and for keeping chickens and ducks on 0.689 acres in a farming zone on premises located at 9515 South County Road 900 West, Salem Township, Delaware County, Indiana, as more accurately described in the application.

- BZA 18-21 Jurisdiction: Board of Zoning Appeals**
 Being a public hearing on the matter of an application filed by **Sandra Slaven**, 3401 North Oakwood Avenue, Muncie, Indiana, requesting a variance from the terms of the Delaware County Subdivision Control Ordinance and a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a 2.7 acre building site with no public road frontage and a shed to store mowing equipment used on the property in a farming zone on premises located 680' west of County Road 461 East and 2100' south of County Road 550 South, Perry Township, Delaware County, Indiana, as more accurately described in the application.
- BZA 19-21 Jurisdiction: Board of Zoning Appeals**
 Being a public hearing on the matter of an application filed by **Jason Gick**, 4009 West 28th Street, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a dog daycare business in an existing garage and a 24"x 24" ground sign in a residence zone on premises located at 4009 West 28th Street, Center Township, Delaware County, Indiana, as more accurately described in the application.
- BZA 20-21 Jurisdiction: Board of Zoning Appeals**
 Being a public hearing on the matter of an application filed by **Sonji Hospitality, LLC and Southern Financial Group, 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 and an increased height for a new four story hotel located on the north side of Bethel Avenue 202' west of Marleon Drive, Muncie, Indiana, as more accurately described in the application.
- BZA 21-21 Jurisdiction: Board of Zoning Appeals**
 Being a public hearing on the matter of an application filed by **Regan Glancy**, 2901 West County Road 450 North, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow chickens to be raised and kept in an existing coop in a residence zone on premises located at 2901 West County Road 450 North, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.
- BZA 13-21 Jurisdiction: Board of Zoning Appeals**
 Being a public hearing on the matter of an application filed by **City of Muncie Redevelopment Commission and City View Homes, LLC**, 9100 Center Point Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow off-site parking, reduced minimum lot widths and area, decreased minimum dwelling dimensions, and decreased interior side setbacks for 3 new townhouses on lots to be re-platted on premises located on the northwest corner of 5th Street and Elm Street, Muncie, Indiana, as more accurately described in the application.

BZA 14-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **City of Muncie Redevelopment Commission and City View Homes, LLC**, 9100 Center Point Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow off-site parking, reduced minimum lot widths and area, decreased minimum dwelling dimensions, and decreased interior side setbacks for 4 new townhouses on lots to be re-platted on premises located on the northeast corner of 5th Street and Elm Street, Muncie, Indiana, as more accurately described in the application.

BZA 15-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **City of Muncie Redevelopment Commission and City View Homes, LLC**, 9100 Center Point Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow off-site parking, a reduction in the number of parking spaces, reduced minimum lot widths and area, decreased minimum dwelling dimensions, and decreased interior side setbacks for 3 new townhouses on lots to be re-platted on premises located on the southeast corner of 5th Street and Elm Street, Muncie, Indiana, as more accurately described in the application.

BZA 16-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **City of Muncie Redevelopment Commission and City View Homes, LLC**, 9100 Center Point Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased minimum dwelling dimensions for 9 new townhouses and decreased corner street side setbacks for 2 of the new single family homes as follows: the southwest corner of 8th Street and Mulberry Street, the southeast corner of 8th Street and Elm Street, the south side of 8th Street between Madison Street and Elm Street, the east side of Franklin Street 42' south of 5th Street, the southwest corner of High Street and 5th Street, the west side of Madison Street 470' north of Memorial Drive, the south side of 7th Street 100' east of Beacon Street, the west side of Elm Street 244' south of 9th Street, and the south side of Powers Street 86' west of Mound Street, Muncie, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: