

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

DATE: Thursday, October 28, 2021

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

TIME: 6:30 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	Jim Fowler
Mike Jones	Kelly Watson Jr.
Kathryn Kennison	Allen Wiseley
Leslie Mathewson	Vacant

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

NEW BUSINESS

BZA 33-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Gilman Home Center, City of Muncie and Marshall K. Willis/Munsee Lanes, Incorporated**, 300 North High Street, Muncie, Indiana, requesting variances from the terms of the City Of Muncie Comprehensive Zoning Ordinance to allow an increased Madison Street front setback build-to line, decreased sidewalk buffer, bright white rather than warm white lighting, the façade facing 29th Street to be primarily of non-natural materials, and the facades of the accessory building to be primarily of non-natural materials with no architectural features, all for a new commercial development on premises located at the northeast corner of Madison Street and 29th Street (formerly known as 3400 South Madison Street), Muncie, Indiana, as more accurately described in the application.

BZA 34-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **JR Promotions, LLC and City of Muncie Redevelopment Commission**, 430 2nd Street, Columbus, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow replacement of a non-conforming billboard sign with a new single pole billboard sign on premises located at 225 South Madison Street, Muncie, Indiana, as more accurately described in the application.

BZA 35-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Joe and Miriam Clark**, 7700 East Penbrook Road, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an RV to be used as a temporary dwelling for the duration of need in a residence zone on premises located at 7700 East Penbrook Road, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 36-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Jill R. Grimes**, 400 North Taft Road, Muncie, Indiana, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a new garage for personal storage to be the principal use without meeting the corridor standards on premises located on the north side of Jackson Street between 3108 and 3210 West Jackson Street, Muncie, Indiana, as more accurately described in the application.

BZA 37-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Terra Haisley**, 10910 East State Road 28-67, Albany, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a business use and a sign for a year-round nature program for children in a farming zone on premises located at 10910 East State Road 28-67, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

BZA 38-21 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Lyndon K. Tharp and Linnea M. Tharp**, 17120 North Willman Road, Eaton, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the floor area of all of the accessory buildings to exceed that of the dwelling in a residence zone so that two parcels can be combined on premises located at 17120 North Willman Road, Union Township, Delaware County, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: