

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 4/9/2025

Case No.: BZA 22-25

(1) Applicant: Muncie Monthly Meeting of Friends & Recovery Cafe Muncie, Inc

Address: 418 W Adams Street, Muncie, IN 47305 Phone: (765) 288-5680

(2) Applicant's Status: (Check the appropriate response)

☒ (a) The applicant's name is on the deed to the property.

☒ (b) The applicant is the contract owner of the property.

☐ (c) Other: _____

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: _____

Owner's address: _____

(4) Record of Ownership:

Deed Book No.: 431

Page: 231

Purchase Date: May 22, 1963

Legal Description: (From the Deed or Abstract)

S S ADD AND ALLEY ADJ Lots 5-6-7-8 BLOCK 4;
S S ADD LOT 3 BLOCK 4; S S ADD BLK 4 PT LOT 4

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

418 West Adams Street, Muncie, IN 47305

(6) Type of Appeal: (Check the appropriate response)

☐ (a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

☒ (b) Request for a Special Use according to Article XXXII, Section 5-B-2.

☐ (c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

FOR OFFICE USE ONLY

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

SEE ATTACHED

(9) Present Zoning of the property: (Give exact classification)

Residence Zone 5

(10) Present use of the property:

Church

(11) Describe the proposed use of the property:

Non-profit organization: Recovery Cafe Muncie, Inc.

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☒ Other: Muncie Monthly Meeting of Friends will remain as co-occupant of building.

Answer to #7

BZA 22 -25 Recovery Cafe

Request for a charitable institution special use under the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XVII, Section 2, item 3, to allow a recovery support organization known as Recovery Café Muncie to locate in an existing church in a residence zone.

8) State reasons supporting the Appeal: (if filing for a variance, refer to the attached sheet entitled "hardship Variance" for explanation/guidance.)

Due to the dwindling size of Friends Church's congregation, it is no longer sustainable for Muncie Monthly Meeting of Friends to continue ownership of the building. Friends Church listed the building for sale and Recovery Café came forward as a buyer. Friends Church wants to continue to serve this community/neighborhood and both organizations have come to an agreement for Friends Church to sell building to Recovery Café Muncie, Inc. and allowing Friends Church to remain in the building, occupying a significantly smaller portion.

Recovery Café hours of operation will be Tuesday, Wednesday, Friday, and Saturday 9:00am to 4:00pm. There are approximately 80 parking spaces for the entire property. Recovery Café will predominantly use the northwest parking lot at corner of Cherry and Jackson Streets. This specific area accounts for about 48 of the total spaces on the property. Recovery Café estimates that approximately 50%+ of its patrons use public transportation. There are approximately 50 patrons per day who attend Recovery Café for lunch.

Muncie Monthly Meeting of Friends (AKA Friends Memorial Church) office hours are Tuesday, Wednesday, and Thursday 10:00am to 2:00pm. Friends Church also holds Coffee Shop hours open to the public on Monday and Thursday between the hours of 10:00am and 1:00pm. Coffee Shop attendance is usually around 10 people, not all there at once. Periodic evening meetings typically occur from 5:00pm to 8:00pm. Weekly worship service is held every Sunday from 9:00am to 1:00pm. Friends Memorial Church usually has about 20 people in attendance for Sunday worship services. Friends Memorial Church predominantly uses the east parking lot at corner of Liberty and Adams Streets for its guests. This area accounts for about 32 of the total spaces.

- (13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? Yes
Has the Applicant discussed this Appeal with these owners personally? No
If answer is "YES", give their attitudes toward the proposal.

- (14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No, that we are aware of at this time.

- (15) Has work for which this application is being filed already started? If answer is "YES", give details.

Yes, Recovery Cafe Muncie, Inc. is under contract to purchase 418 W Adams St.

- (16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

No.

- (17) If the Appeal is granted, when will work commence?

Upon closing of the sale of this property which is contingent on this variance.

When will it be completed?

June 2025.

- (18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

Recovery Cafe Muncie, Inc. Muncie Meeting of Friends will remain a co-occupant.

AFFIDAVIT

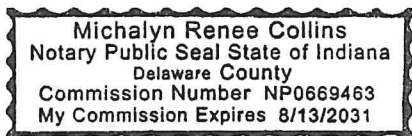
(I or We) Jan Scott, Interim Presiding Clerk of Muncie Monthly Meeting of Friends
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of
property involved in this application and that the foregoing signatures, statements and answers
herein contained and the information herewith submitted are in all respects true and correct to the
best of (my or our) knowledge and belief.

SIGNATURES:

Jan E. Scott

Subscribed and sworn to before me this 4th day of April, 20 25



Michalyn Renee Collins
Notary Public

Aug 13, 2031
Commission Expires

Resident of Delaware County

State of Indiana

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of
the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all
the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public

hearing on the 29 day of May, 20 25.

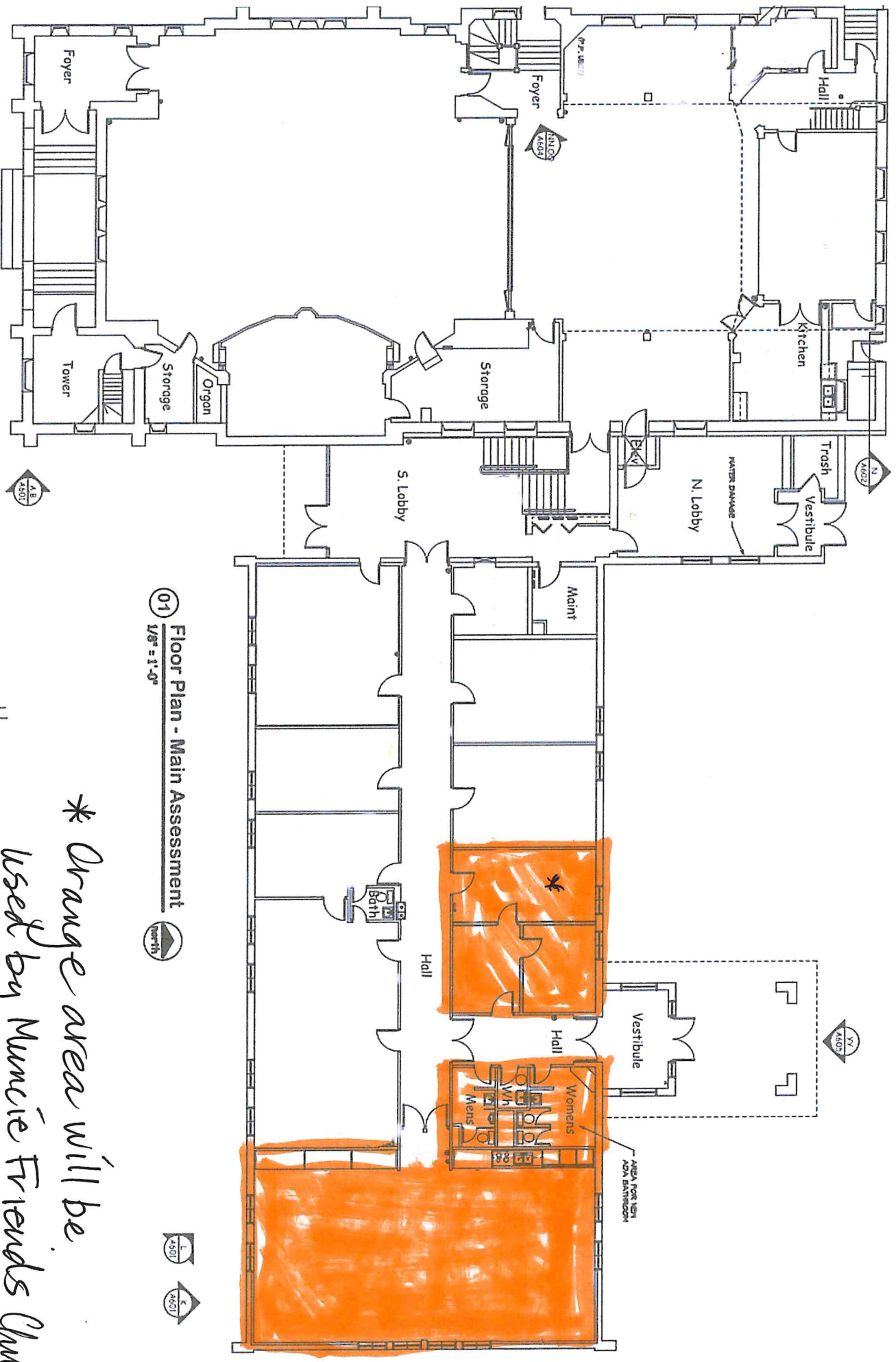
Signed:

Dwight Munnell

Date:

4/15/2025



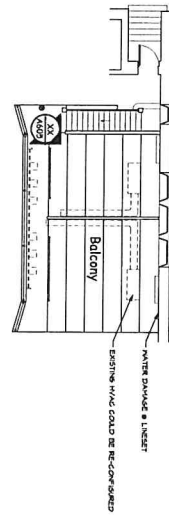


01 Floor Plan - Main Assessment

* Orange area will be used by Music Friends Church.

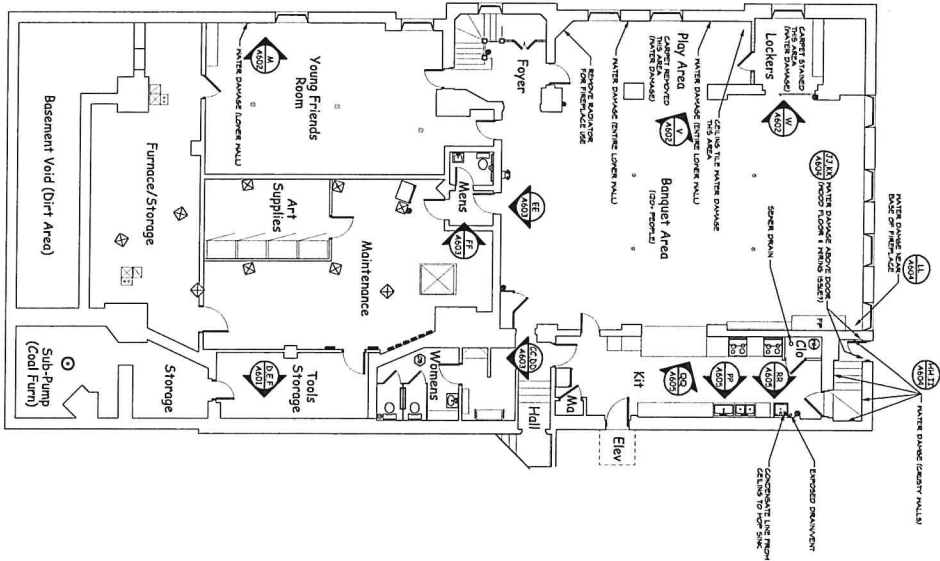
02 Floor Plan - Upper Balcony Assessment

1/8" = 1'-0"



01 Floor Plan - Basement Assessment

1/8" = 1'-0"



A102

OWNER: VS
PROJECT: 9922
DATE: 06/23/23
SHEET:

REVISION:

CERTIFIED:

PRELIMINARY
NOT FOR
CONSTRUCTION

Friends Church

Assessment/Renovation
418 W. Adams Street, Muncie, IN 47305

TAYLOR Architects Inc.

804 W. White River Blvd.
Muncie, Indiana 47305
email: bruce@taylorarchitectsinc.com

ph: 765 - 288 - 3615
www.taylorarchitectsinc.com



Sixth Month, 17th Day, 2018
Muncie Monthly Meeting of Friends
Monthly Business Meeting

The Monthly Meeting for Business was opened today with Mark Watters calling for a moment of reflection. There were 23 people present. The minutes were read, corrected and approved.

Nominating Committee began reports today by explaining Pat Bunner will no longer be serving on Stewardship & Finance but will continue as a Trustee. However, Roger Beckett is willing to replace her on S&F. **The recommendation was made for Jan Scott to be the new Presiding Clerk of Muncie Monthly Meeting. Both were approved.**

Treasurer's report – Mark compared our giving over the past few years, followed by a discussion on how much we have remaining in the Endowment Fund. Cost-savings measures were re-introduced during the discussion as well as mention of the yearly withdrawals and continuing expenses we have. It is clear the money is running out. Presently, there is \$67,576.28 left.

Pastor's report —Michael acknowledged the place within him that his job performance comes from. He clarified agape as being unconditional love; This response regarding how he sees his job performance and the responsibilities that go with that are coming from doing things from a sense of love, kindness, and generosity, not checking off a list of duties coming from obligation. Several people spoke to his effectiveness in the many ways he connects within the community. Specifically, he listed the following approaches he follows:

- He continues to build relationships by creating opportunities for creative, constructive conversations.
- He invites (through various ways and means) others into their gifts.
- He tries to be present to the best of his ability, and,
- He answers God's call when he hears it.

The following committee reports are abbreviated, but the complete reports are found in the notebook:

Ministry & Oversight – This committee is charged with enhancing the spiritual health of the church. Time is usually spent on how that can be done. They have been addressing the following areas lately:

- Pulpit replacement for June 24. Earl Muterspaugh will bring the message that day.
- Reviewing, updating Pastor's job description and creating a new pastor evaluation tool.
- Creating a new directory.
- Creating a suggestion box.
- Preparation for presenting the state of the church by the pastor.

M&O is proposing an official name change of the church to Muncie Friends Church, with "A Quaker Meeting" subtitle. It was decided to use various ways to get the information out before a final decision in two more months.

Stewardship & Finance – Mark reports the apartments are being maintained on an as-needed basis and are doing well. Archive Room is nearly complete. Discussion regarding finances always take nearly half their meeting time.

Peace & Christian Social Concerns – DeeDee reported 197 households were served at June's Food Pantry. Thanks to the many volunteers who continue to help, especially in the summer when people are away more. The Friday night supper will be June 22 from 5-6 p.m. A sign-up sheet will be posted for those interested in helping.

Christian Education – Geoff announced Pub Theology is experimenting with various locations and will be meeting at the home of Roger and Amy Beckett, June 18 for June's Bible Study. Other upcoming events include a fundraising car wash for the youth, Sat., July 14, from 10-2 p.m., and a viewing of "Black Panther", Sun., July 29th at 3 p.m. There will be refreshments and discussion to follow. These events are open to all church attenders as a way of supporting our youth.

Preschool Academy – Michael announced the summer program is being attended by 9 students and all is going well. Upcoming events to watch for include:

- The Preschool Meet and Greet will be Thurs., Aug. 2, from 5:30-7 p.m.

- They will have a promotional booth at the Delaware County Fair July 16-20th.
- A tentative Family Arts Fair is being planned for Sat., Sept. 22 from 10-3 p.m. with the Old West End Neighborhood Assn. participating.
- Preschool Academy Yard Signs are available if you would like to display them.

Actions taken:

Roger Beckett was approved to begin a term on Stewardship & Finance Committee.

Jan Scott was approved to begin a term as Presiding Clerk of Muncie Monthly Meeting.

Announcements:

The Clearness Committee will meet to organize Tues. evening, June 19, at 6 p.m.

The next Meeting for Business will be eighth month, 19th day, 2018.

Respectfully submitted,

Toni McKillip, Recording Clerk



Mark Watters, Co-Treasurer

Present: Presiding Clerk: Jan Scott
Recording Secretary: Mary Carter

15 members attended.

Next meeting: July 21, 2024, 9:30 am

1. Devotions: quote from the NIV Bible.

Endings are always tough but I believe when something ends, there are new beginnings, new opportunities and new things to be excited for too.

2. Pastor's Report

2 travel days

July 13: Mary Bivens to share her messages with the Meeting

7/28: Jan and Linda are making plans to celebrate George Fox's birthday.

3. Treasurer's Report (attached to these minutes)

May: **-12,800**

Expenses: **-\$15,000**

Preschool: no change

Food pantry: no change

Building: \$52,000

We have \$39,000 in the bank

Have a new insurance company—Farm Bureau Ins. Didn't apply for waiver on our officers, which will save us \$6000 a year

4. Trustees Report

Heat pump repair. \$750

Facility usage:

9/14 Tinder wedding

Wed: music lesson 4:00-8:00p

Apartment: bed bug infestation: \$1200

Building donations: will write letter, offer to return the funds

Office supplies: need copier paper

Slight flood from Apt D leaking into Apt. A; will get bill to have that fixed

Only active trustee is DeeDee--need another trustee

New ceiling tiles are to be installed—again.

Approved.

5. The Ad Hoc Selling Team

A week ago yesterday

Discovered there was extensive damage to two main beams in apartment building: powder beetles, plumbing, etc.

Reduce the selling price by \$40,000 to cover the repairs.

We asked to wait for Monthly Meeting approval, but they wanted an answer by Friday at 5:00 pm.

The ad hoc team approved to accept the \$90,000 offer from the buyer.
All four groups visiting our church building were churches. One is for a second visit—JAR
Approved.

6. Search Team

Searching for potential properties
Viewed 2 last week

Current favorite is the house on S. Madison Street
Jason found three more we want to see
See attached PPT

Quaker Meetinghouse Concepts

Considerations: what is our mission? Worship Room, fellowship needs, parking needs, legacy/archive needs.

Oxford, England meeting room, and
Circling chairs and benches with table in the middle
Champaign, Urbana, importance of light
New England: facing each other
Houston, TX

Properties

South Madison: \$259,000

S. Madison and 27th Street, next to abandoned bank, across from Aldi
Need to think: What is our mission: south side MS, neighborhood behind
Original hardwood floors
35,000 square feet
Utilities are much less—gas forced air furnace, Central Air.
Another room off of it—could expand off of it
Big kitchen, dishwasher.
French door lead off to patio, and new addition
3 full bathrooms
Room for libraries, 2 BR and bathrooms upstairs, lots of closets.
Basement is good.

917 W. Memorial Street—Old License Branch: \$115,000 or best offer

Torn down to the studs
Jason has been inside—very large
Upstairs—to be handled
Believe it is intended to become apartments
Where and what is our mission field
More walk in traffic, more on Madison street
Different peoples
No interior photos yet
Daycare right next door
Excellent parking lots

7. Moving

Think about what area you want to be responsible for?

Amy—china

Beth-el Temple: already offered to help us move

8. Ministry & Oversight

Filled pulpit supply for July 14 & 28

Will have silent worship at 9:00a starting the first Sunday in July.

Need someone to open on third Sunday of every month—Linda will

Dates for opening: list here

Approved.

9. Community Outreach

Secret Message of Jesus: Continuing with the McLaren book.

Friends Coffee Shop: Monday and Thursday (10:00am -1:00p) meeting two times a week.

Food Pantry: still very much needed in the community. Donations of shelf items.

10. Quaker Womens' Circle:

Toni is recovering very well

11. New Association:

Dee Dee is interested in being the representative and will be sent information about the meeting schedule.

12. Old West End: will meet in July. will not have the rummage sale.

13. Christian ministry:

United Way donation has been cut by half

Gala at the Horizon Center, September 12- 6p, \$50 a person

Wants to set up a meeting. James Heimlich, pastor of First Baptist Church wants to see our building.

Many buildings will be given away by the city in exchange for fixing them up.

14. Jan Scott will step down, officially as Monthly Meeting, but will remain as interim clerk until a new clerk is named.

15. Meeting again on July 21, 2024, 9:30 am. Dee Dee Healey will facilitate the meeting.

Jan Scott, Clerk

MUNCIE MONTHLY
2P

✓ pdf
on file

COPY

2013R15103
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
10/24/2013 10:53 AM
REC FEE: 18.00
PAGES: 2

Mail Tax Statements To: 418 West Adams Street, Muncie, IN 47304

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, That the Indiana Yearly Meeting of Religious Society Friends RELEASES AND QUIT-CLAIMS to Muncie Monthly Meeting of Friends, Friends Memorial Church for no consideration, the following described real estate in Delaware County, in the State of Indiana, to-wit:

Tract 1:

(APT BUDG)
45 feet off of the south end of Lot number 1 in Block number 4 in School Section Addition to the City of Muncie, Indiana. Parcel Number: 18-11-16-226-006.000-003. ALSO, 45 feet of equal width off of the entire south side of Lot number 2 in Block number 4 in School Section Addition to the City of Muncie, Indiana. Parcel Number: 18-11-16-226-009.000-003. This property is commonly known as 211 South Liberty Street, Muncie, Indiana, 47305.

Tract 2:

Lots numbered 5, 6, 7 and 8 and the north south vacated alley bisecting said Lots in Block number 4 in School Section Addition to the City of Muncie, Indiana. Parcel Number: 18-11-16-226-008.000-003.

Tract 3:

Lot numbered 3 in Block number 4 in School Section Addition to the City of Muncie, Indiana. Parcel Number: 18-11-16-226-002.000-003.

Tract 4:

Lot numbered 4 in Block number 4 in School Section Addition to the City of Muncie, Indiana. Parcel Number: 18-11-16-226-001.000-003.

Tract 5:

45 feet off of the south end of Lot number 2 in Block number 4 in School Section Addition to the City of Muncie, Indiana. Parcel Number: 18-11-16-226-009.000-003. duplicate # ERP

IN WITNESS WHEREOF, the said Indiana Yearly Meeting of Religious Society Friends has
hereunto set its hand and seal, this 15th day of October, 2013.

INDIANA YEARLY MEETING OF RELIGIOUS
SOCIETY FRIENDS

BY:

Wade Beatty
(Wade Beatty) Clerk of Trustees

BY:

Robert Chalfant
(Robert Chalfant) Trustee

Duly Entered for Taxation
Transfer Fees \$ 25.00

OCT 24 2013

ERP

clear title

Judy Rust

DELAWARE CO. AUDITOR

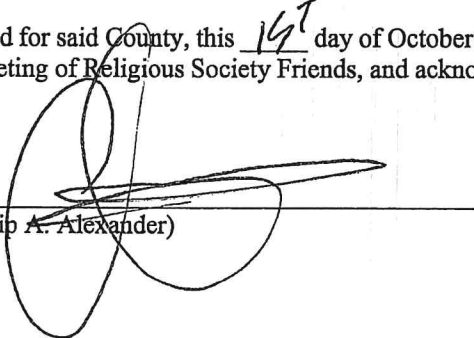


STATE OF INDIANA, DELAWARE COUNTY, SS:

Before me, the undersigned a notary public in and for said County, this 14th day of October, 2013, came Wade Beatty, Clerk of Trustees of the Indiana Yearly Meeting of Religious Society Friends, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

(Chip A. Alexander)

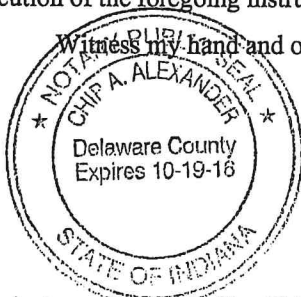
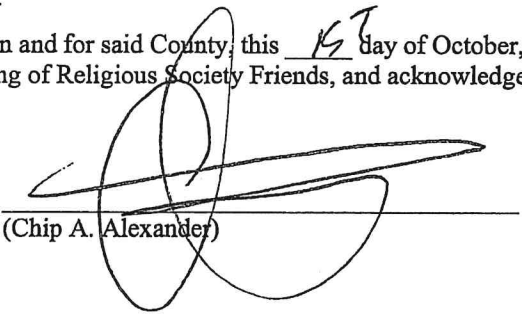


STATE OF INDIANA, DELAWARE COUNTY, SS:

Before me, the undersigned a notary public in and for said County, this 15th day of October, 2013, came Robert Chalfant, Trustee of the Indiana Yearly Meeting of Religious Society Friends, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

(Chip A. Alexander)



This instrument prepared by Chip A. Alexander, Attorney at Law. "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chip A. Alexander."

WARRANTY DEED

8429

THIS INDENTURE WITNESSETH, that Indiana Yearly Meeting of the Religious Society of Friends by Marvin Thornburg, Chairman, and William Q. Hale, Secretary, pursuant to resolution of the Board of Trustees thereof duly made and entered on the 1st day of April, 1963, of Wayne County, in the State of Indiana, CONVEY AND WARRANT to

Wayne Kirklin, Don Burton, Oscar McDowell, Kenneth Polhemus, Ruth Walker and Nick Jensma, Trustees of the Friends Memorial Meeting of the Religious Society of Friends of Muncie, Indiana, and their successors in office, of Delaware County,

the following described real estate located in the City of Muncie, Delaware County, Indiana, to-wit:

Lots Numbered 5 and 6 in Block Number 4 in School Addition to the Town, now City of Muncie, Indiana, and one-half of the vacated alley adjoining thereto.

Subject to taxes, liens and assessments.

Consideration being less than \$100.00, no Documentary Stamps are necessary.

Grantors certify under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

IN WITNESS WHEREOF, the said Indiana Yearly Meeting of the Religious Society of Friends by Marvin Thornburg, Chairman, of the Board of Trustees, and William Q. Hale, Secretary thereof, hereunto set their hands and seals this 29th day of April, 1963.

Indiana Yearly Meeting of the Religious Society of Friends

By: Marvin Thornburg
Marvin Thornburg, Chairman

Duly Entered for Taxation
this 22 day of May 1963
Robert W. Hall AUDITOR
Transfer Fees \$ 2.00

William Q. Hale
William Q. Hale, Secretary

STATE OF INDIANA
COUNTY OF HENRY SS:

Duly entered for taxation May 22, 1963
NORBERT W. HART, Auditor, Filed for Record
5-22-1963 at 2:45 Deed Record 431
Page 237. Fee \$2.00 paid. ALEEN SULLIVAN, R.D.C.

suant to resolution of the Board of Trustees thereof duly made and entered on the 1st day of April, 1963, of Wayne County, in the State of Indiana, CONVEY AND WARRANT to

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Indiana Yearly Meeting of the Religious Society of Friends

By: Marvin Thornburg
Marvin Thornburg, Chairman

Duly Entered for Taxation
this 22 day of May 1963
Norbert W. Hart AUDITOR
Transfer Fees \$ 30.00

William Q. Hale
William Q. Hale, Secretary

STATE OF INDIANA
COUNTY OF HENRY, SS:

Before me, the undersigned, a Notary Public in and for said State, personally appeared the above named Marvin Thornburg, Chairman of the Board of Trustees, and William Q. Hale, Secretary thereof, and for and on behalf of the Indiana Yearly Meeting of the Religious Society of Friends acknowledged that they executed the above and foregoing deed.

Witness my hand and notarial seal this 29th day of April, 1963.

My Commission Expires:
1/9/65

John R. Hinshaw
John R. Hinshaw, Notary Public

Prepared by J. R. Hinshaw.

BOOK 461 PAGE 281

Duly entered for taxation May 22, 1963
NORBERT W. HART, Auditor, Filed for Record
5-22-1963 at 2:45 Deed Record 431
Page 231. Fee \$2.00 paid. ALEEN SULLIVAN, R.D.C.

RECOVERY CAFÉ MODEL

School for Recovery:

From meditation and music to financial literacy and emotional awareness, weekly classes explore a wide range of topics that help you become your best self.

Recovery Circles:

Become deeply known and loved through connecting with peers to explore challenges, areas of growth or movement and set goals or intentions in a weekly recovery circle.

Sober Social Events:

Spark connections, reconnect with talents and skills, and build new interests during celebratory monthly events.

Recovery Resources:

Peer specialists offer 1:1 peer support, individualized resource navigation and connection to community partners to meet Member needs.

Join Us!

BECOME A MEMBER

NEW MEMBER INTRODUCTIONS:

Every Friday @ 1pm

VOLUNTEER WITH US VOLUNTEER ORIENTATION & CAFÉ COMPANION TRAINING

First Wed of the month @ 3:30pm

A DAY AT THE CAFÉ

11 AM - Café Opens

12 PM - Gratitude and Lunch

1 PM - Recovery Circle

2 PM - SFR Class

3 PM - Café Closes

Whether you are new to recovery, moving through a difficult transition,

returning to recovery, or now

wanting to give back in service to

others - we welcome you to join us in

recovering your true, authentic self!

Plus many social events
and classes each month!

RCM

WHAT IS RECOVERY CAFÉ?

Recovery Café Muncie is a love based peer-recovery community where we believe that we are all recovering from whatever keeps us from being our best and truest selves.

Our goal is to create a safe and inclusive space where personal growth, connection, and healing is accessible to all who identify as being in recovery, no matter the recovery challenge.

MISSION:

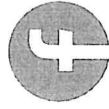
We support development of the mind, body, and spirit of individuals desiring recovery. By creating a community committed to love, support, equality, and inclusion, we will provide an environment that will support recovery.

RCM

Recovery Café Muncie

Connect with us!

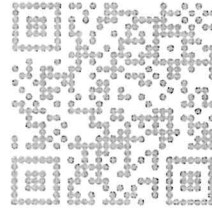
@recoverycafemuncie



(765) 624-0001

connect@recoverycafemuncie.org

www.recoverycafemuncie.org



venmo

Inside Commonway Church

201 E CHARLES ST
MUNCIE, IN 47305

Tuesday: 11AM - 3PM

Wednesday: 11AM-3PM

Friday: 11AM-3PM

Saturday: 11AM-3PM

COME AS YOU ARE!