

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Submitted: 2/25/26

Delaware County

Case No.: BZA 09-26

City of Muncie

(1) Applicant: Heather D. Jones

Address: 608 W. CR 600 S, Muncie 47302 Phone: 7657292461

(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.: see attached

Page: _____

Purchase Date: _____

Legal Description: (From the Deed or Abstract)

see attached

(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).

608 W. CR 600 S, Muncie 47302

(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.)

Request for variances from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XVI, Section 1, to allow up to 15 hens in a residence zone, and from Article IX, Section 14.B to allow a 0' rear and a 0' side setback, rather than 3', for a variance of 3' for an existing garage.

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

For 10 years I have had 10 chickens, and would like to continue to have between 10-15 hens. We do not plan to have any roosters. The backyard is completely fenced in which is where the hens are kept. We use the eggs for personal use, and will not be selling them. We are also requesting a 0' setback for an existing barn.

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

R-4 Residence Zone

(10) Present use of the property:

Residence

(11) Describe the proposed use of the property:

Residence

(12) Is the property:

Owner Occupied

Renter Occupied

Other: _____

(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? yes

If answer is "YES", give their attitudes toward the proposal.

They were fine with them since we've had them for so long.

(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

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

I've had chickens for 10 years. I have no plans to build any new structures.

(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?

n/a

When will it be completed?

n/a

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

personal use

AFFIDAVIT

(I or We) Heather D Jones
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:

Heather D Jones

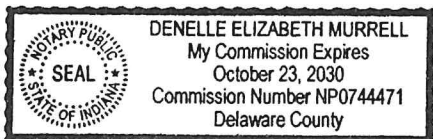
Subscribed and sworn to before me this 25 day of February, 2026

Denelle Murrell
Notary Public

October 23, 2030
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 26 day of March, 2026.

Signed: [Signature]

Date: 3/6/26

1 of 1
Young's Title

IP

2013R03264
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
03/07/2013 09:39 AM
REC FEE: 16.00
PAGES: 1

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That

David A. Morrison

of Delaware County, in the State of Indiana

Release and Quit-Claim to

Heather D. Jones

of Delaware County, in the State of Indiana, for no consideration the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lot Six (6) in Block Two (2) in Andrew J. Fleming's Addition to the Town of Cowan, Delaware County, Indiana.

Preparer states that no title search has been performed in conjunction with preparation of deed, which has been prepared at the Grantors request, and makes no warranties as to the vesting or quality of title to subject real estate, and makes no representation as to the tax or legal consequences resulting from the execution of this deed.

Parcel No. 181509454011000012

Property Address: 608 W. CR 600 S.
Muncie, Indiana 47302

GRANTEES MAILING ADDRESS: Heather D. Jones
608 W. CR 600 S.
Muncie, Indiana 47302

Subject to easements, restrictions, and rights of way of record.

In Witness whereof the said David A. Morrison has hereunto executed the foregoing deed on this 4th day of March, 2013.

David A. Morrison
David A. Morrison

State of Indiana
County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, on this 4th day of March, 2013 came David A. Morrison and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

James R. Davis
Notary Public



James R. Davis, Notary Public
Delaware County, State of Indiana
My Commission Expires January 26, 2019

My commission expires:
Resident of:

This instrument prepared by: James R. Wesley Attorney at Law Y-201302-121

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law James R. Davis

Duly Entered for Taxation
Transfer Fees \$ 500.00
MAR 07 2013

Judy Rust
DELAWARE CO. AUDITOR



B2A 09-210

North ↑

