

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
JUNE - 2024 REGULAR MONTHLY MEETING
AGENDA**

DATE: June 27, 2024

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

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	Leslie Mathewson	
	Matt Billington	Mike Jones
	Ellen Brannon	Sue Kaiser
	Delaney Fritch	Allen Wiseley

MINUTES: Consideration of the May, 2024 regular monthly meeting minutes.

OLD BUSINESS:

BZA 10-24 Jurisdiction: Board of Zoning Appeals

Special Use Being a continuation of a public hearing on the matter of an application filed by **Big Oak Park, LLC and Trent Conaway**, 19323 Morrison Way, Noblesville, Indiana, requesting a special use under the terms of the Delaware County Comprehensive Zoning Ordinance to allow expansion of an existing nonconforming campground in a farm zone on premises located at 9401 North County Road 500 West, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

BZA 27-24 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **Mary Gale Watson**, 7904 South Maple Drive, Daleville, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow placement of a modular home on piers rather than on a foundation on premises located on the north side of Malissa Avenue between County Road 50 West and John Street, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

NEW BUSINESS:

BZA 30-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **CRU Properties, LLC**, 11401 East Windsor Road, Selma, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased front setbacks, decreased lot widths and decreased lot areas, increased lot coverage, decreased dwelling widths, decreased side setbacks and a decreased sidewalk width along Walnut Street, all for seven new townhouses on seven individual replatted lots on premises located on the east side of Walnut Street north of Columbus Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 31-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Cathy Jean Staton and Steven Dennis Staton**, 6415 South County Road 275 West, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a new residential swimming pool to be placed in the side yard on premises located at 6415 South County Road 275 West, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 32-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Lauren Cunningham**, 10871 West County Road 700 South, Middletown, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a new guest house/studio as an accessory to a residence in a farm zone on premises located at 10871 West County Road 700 South, Salem Township, Delaware County, Indiana, as more accurately described in the application.

BZA 33-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Open Door Health Services, Incorporated**, 333 South Madison Street, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased parking for a new health clinic and housing development on premises located on the north side of Memorial Drive west of Pierce Street, Muncie, Indiana, as more accurately described in the application.

BZA 34-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Old Westend Economic Redevelopment Corporation**, PO Box 1614, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased parking for a 6-unit residential remodel and addition to an existing house on premises located at 719 West Charles Street, Muncie, Indiana, as more accurately described in the application.

BZA 35-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Priscilla N. Ervin-Beasley and Samuel J. Beasley**, 1115 North Brentwood Lane, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a dance studio business in an existing church building in a residence zone on premises located at 6113 East Jackson Street, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 36-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Chanda Hubble and Randy Smith**, 7601 North Walnut Street, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased front setback for a new detached garage in a residence zone on premises located at 7601 North Walnut Street, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

BZA 37-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **KMAC Enterprises Incorporated and Steve L. Riedman**, 2472 North County Road 150 East, Rushville, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow the drive through to be located between the new building and Bethel Avenue for a new 7 Brew coffee business development on premises located at 4105 West Bethel Avenue, Muncie, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: