

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
PROPOSED ZONING CHANGE APPLICATION**

Jurisdiction: (Check One)

Submitted: 7-10-24

Delaware County

Case No.: MPC 09-24Z

City of Muncie

(1) Applicant: Full Gospel Temple

Address: 212 W 7th Street Phone: (765) 282-3312  
Muncie, IN 47302

(2) Record of Applicant's Ownership:

A.  By Deed:  
Deed Book No. & Page No.: See attached  
Date of Deed: \_\_\_\_\_

B.  By Recorded Contract:  
Misc. Book No. & Page No.: \_\_\_\_\_  
Date of Contract: \_\_\_\_\_

C.  By Unrecorded Contract:  
Date of Contract: \_\_\_\_\_  
Name of Contract Seller: \_\_\_\_\_  
Book No. & Page No. Of Deed in Seller's Name: \_\_\_\_\_

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).  
See attached

(4) Common Address of Property Involved:  
212 W 7th Street  
Muncie, Indiana 47302

(5) Proposed zoning change: (Give exact zone classification.)  
From the R-4 Zone  
To the BV Zone

- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)  
The Owner desires to construct a Fellowship Hall and the zoning of the two parcels upon which the building will sit should both be zoned BV.
- (7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.  
The Owner intends to build and use the Fellowship Hall. No sale of the property is planned.
- (8) State how the proposed change will not adversely affect the surrounding area.  
The proposed building is associated with the church, which is permitted in any zoning district, and does not change the environment.
- (9) Will certain variances be requested if the proposed zoning change is granted?  
(If yes, list the variances)  
The Owner has requested a variance in the setback stipulated. This appeal has been submitted.
- (10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? yes  
Has the applicant discussed this rezoning with those owners personally? No  
(If answer is yes, give their attitudes toward the rezoning.)
- (11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?  
(If answer is yes, attach copy of it and/or explain.)  
No

**AFFIDAVIT**

(I or We) John Helton being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(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/our knowledge and belief.

SIGNATURES: John Helton <sup>7-15-24</sup>

Subscribed and sworn to before me this 15 day of July, 20 24

Justin M Wallen  
Notary Public



Justin M Wallen, Notary Public  
Delaware County, State of Indiana  
Commission No: NP0748660  
My Commission Expires 05/02/2031

May 2, 2031  
My 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 submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 1<sup>st</sup> day of August, 20 24.

Signed Uma Pope

Date July 10<sup>th</sup>, 2024



Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Recorder

# 10200 Warranty Deed

THIS INDENTURE WITNESSETH, That Ernest A. Cain and Florence F. Cain, husband and wife

of \_\_\_\_\_ County, in the State of Florida Convey and Warrant to The Full Gospel Temple, Inc., an Indiana corporation

of Delaware County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration

the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

A part of Lot Number Nine (9) in E. C. Anthony's First Addition to the City of Muncie, described as follows, to-wit: Commencing at the Southwest corner of said lot, and running thence North with the West line thereof, sixty-two and one-half (62 1/2) feet; thence East parallel with the South line of said lot one hundred twenty-five (125) feet; thence South parallel with the West line of said lot sixty-two and one-half (62 1/2) feet to the South line of said lot; thence West with said South line, one hundred twenty-five (125) feet to the place of beginning.

ALSO, The East Half (E 1/2) of Lot Number Nine (9) in Edwin C. Anthony's First Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 1, page 21 of the records of plats of Delaware County, Indiana.

Unit Tax Numbers 15-3066, 15-3068, 15-3069, 15-3070 and 15-3067

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay all taxes and assessments which are now a lien or which may become a lien against said real estate.

This conveyance is made subject to all zoning restrictions imposed upon said real estate by the Common Council of the City of Muncie, Indiana, and subject also to the restrictions contained in the recorded plat of said addition and to all other restrictions and easements of record.

In Witness Whereof, The said Ernest A. Cain and Florence F. Cain, husband and wife,

have hereunto set their hands and seals, this 27 day of September, 1976

Duly entered for taxation Oct. 18 1976 (Seal) Ernest A. Cain (Seal) JERRY L. THORNBURG, Auditor, Filed for Record (Ernest A. Cain)

Oct. 18 1976 at 10:30 year 1976 Page 4863 Fee \$2.50 paid (Seal) Florence F. Cain (Seal) (Florence F. Cain)

Alan Sullivan R.D.C. (Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, FLORIDA COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 27 day of September, 1976, came Ernest A. Cain and Florence F. Cain, husband and wife

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

NOTARY PUBLIC STATE OF FLORIDA at \_\_\_\_\_ My Commission Expires MARCH 27 1979 BONDED BY AMERICAN BANKERS INSURANCE CO.

\_\_\_\_\_  
Notary Public

This instrument prepared by: Samuel L. Reed, Attorney at Law



07700

DLB1984 3425

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:

# WARRANTY DEED

This indenture witnesseth that MELVIN I. ROSS

of Jay County in the State of Indiana

Conveys and warrants to FULL GOSPEL TEMPLE, INC.

of Delaware County in the State of Indiana  
for and in consideration of One Dollar (\$1.00) and other valuable consideration  
the receipt whereof is hereby acknowledged, the following Real Estate in Delaware County  
in the State of Indiana, to wit:

A part of Lot number one (1) in E. C. Anthony's First Addition to the City of Muncie, Indiana, described as follows:

Beginning at a point in the north line of said Lot number one (1), thirty (30) feet east of the northwest corner thereof, thence south parallel with the west line of said lot eighty-five (85) feet, thence east parallel with the north line of said lot thirty-two and five tenths (32.5) feet, thence north parallel with the west line eighty-five (85) feet to the north line of said lot, thence west on said north line thirty-two and five tenths (32.5) feet to the place of beginning.

15-6196

Melvin I. Ross and Dorothy Ross were husband and wife at the time they acquired title to the above-described real estate on September 12, 1972, and the marital relationship continued uninterrupted until the death of Dorothy Ross on May 3, 1984, at which time Melvin I. Ross acquired title to said real estate as the sole surviving tenant by the entirety.

State of Indiana, Delaware County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this 2<sup>nd</sup> day of Oct 1984  
personally appeared: Melvin I. Ross  
Duty entered for taxation Oct 2 1984  
Filed for record Oct 2 1984  
Record 1184 Page 3425 Fee \$5.00  
Donna J. Ashby R.D.C.



And, I being personally and the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 10/27 1987  
Jack P. Slagle  
Notary Public

Resident of Delaware County.

Dated this 2<sup>nd</sup> day of Oct 1984

Melvin I. Ross Seal

Seal

Duty Entered For Taxation Seal

OCT 2 1984 Seal

Jack P. Slagle Seal  
DELAWARE COUNTY INDIANA Seal



Legacy Church  
FULL GOSPEL TEMPLE

July 9, 2024

Fred Daniel  
Demographics & Zoning Appeals Planner– GIS Specialist  
100 W Main St.  
Muncie, IN 47305

Mr. Daniel,

I hereby certify that I, John P. Helton, am President of Full Gospel Temple, INC. and that I am authorized to sign, execute, and endorse on behalf of Full Gospel Temple, INC. all financial transactions, legal documents, and other official agreements.

  
John Helton (Jul 9, 2024 12:03 EDT)

President

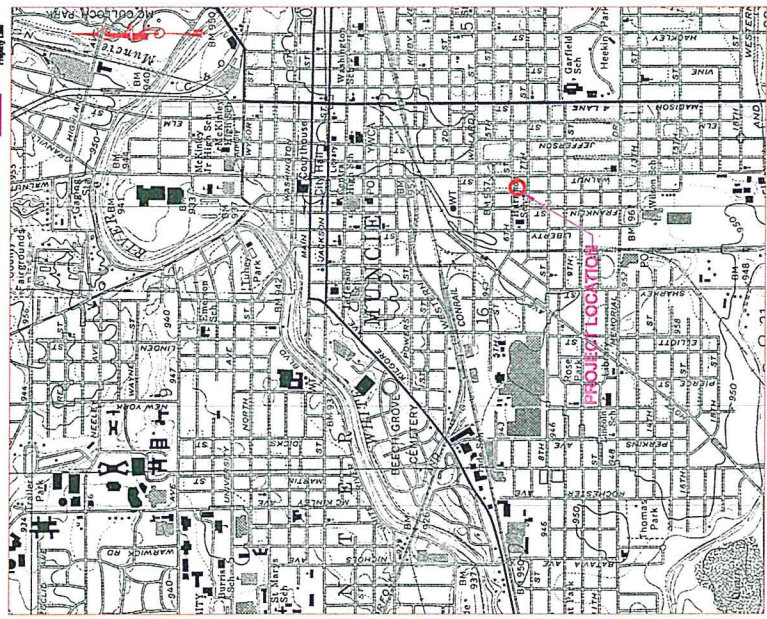
7/9/24

Date

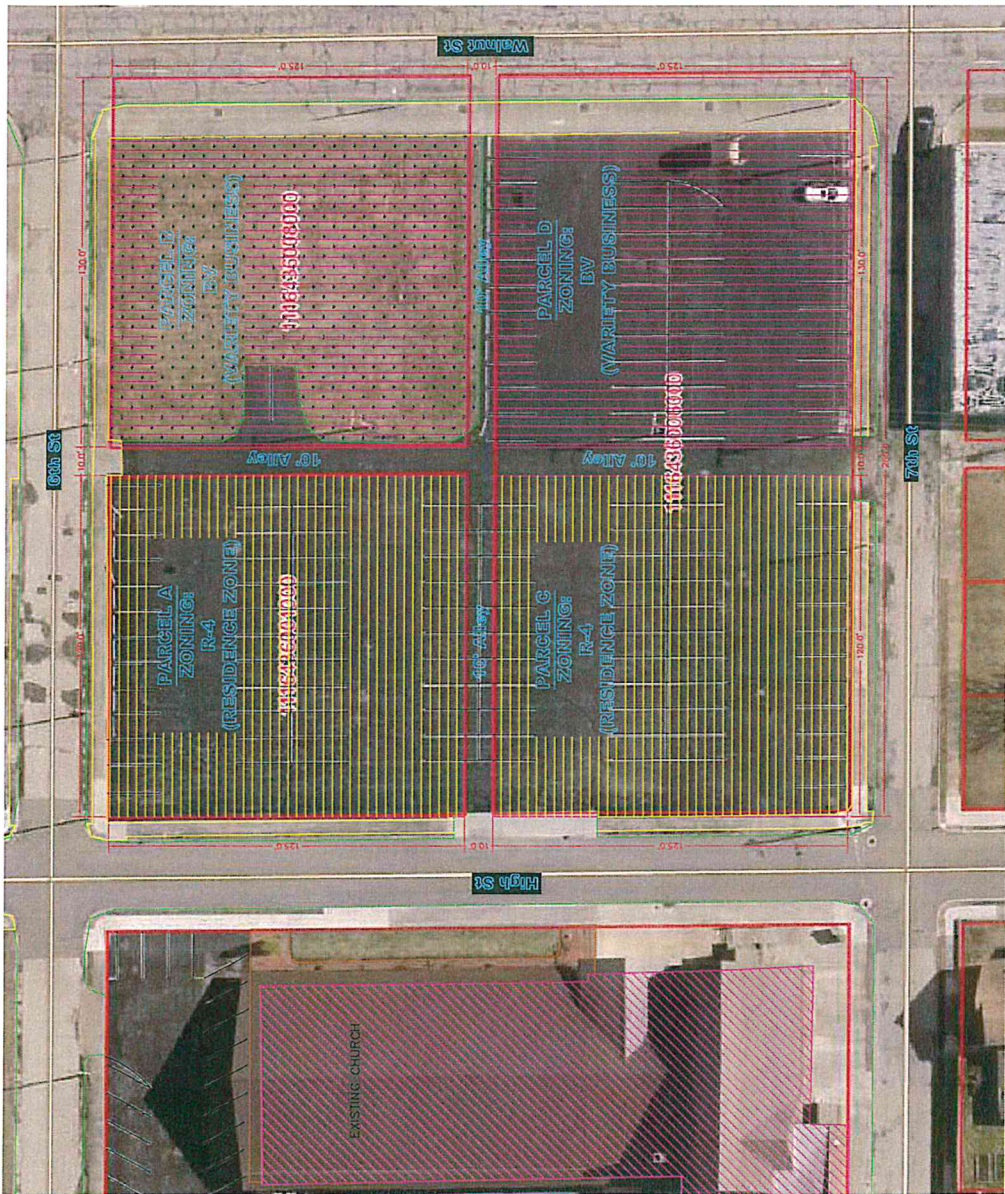
"One generation shall praise thy works to another and shall declare thy mighty works." ~Psalms 145:4



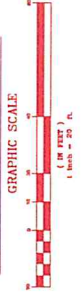
- Legend**
- Edge of Pavement
  - Centerline
  - Blacktop
  - Industry Alley Line
  - Industry Lot/Block
  - Street Type
  - Street Width
  - Right-of-Way
  - Street Deck (Curb Mark)
  - Street Deck (Curb Mark)
  - Water Line
  - Utility Pole
  - Concrete Marker
  - Concrete Marker
  - Building Footprint Line
  - Building Line
  - Lighted Strip Line
  - Property Line



VICINITY MAP



ZONING EXHIBIT



CONSULTANT



9830 N. Michigan Rd., Ste. D, Carmel, IN 46032  
 Phone: (765) 342-5882  
 Email: [info@badgenr.com](mailto:info@badgenr.com)  
 Web: [www.badgenr.com](http://www.badgenr.com)

OWNER

Full Gospel Temple Worship Center  
 212 W. 7th Street  
 Muncie, IN 47302  
 (765) 282-3312

No.	Date	Revised For	Prepared By	Checked By	Approved By	Scale	Sheet No.	Total
1.	11/21/24	Revised for Errors & Omissions	Full Gospel Temple	Full Gospel Temple	Full Gospel Temple	N.T.S.	1 of 1	1
2.								

**BADGER ENGINEERING**  
 9830 N. Michigan Rd., Ste. D  
 Carmel, IN 46032  
 (765) 342-5882

**Full Gospel Temple**  
 212 W. 7th Street  
 Muncie, IN 47302  
 (765) 282-3312



Home where a Badger.  
 Call before you dig.