

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted:

July 16, 2024

Case No.:

B2A 44-24

(1) Applicant: Flow Solutions, Inc

Address: 2600 S Madison Av Suite 2 Muncie, In 47302 Phone: 765-284-9166

(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.: - 2006R08500 _____

Page: - 4/13/2006 _____

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).

2600 S Madison Av Muncie, In 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 a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, Section 3.B.3, to allow expansion of a nonconforming pole sign located partially in the proposed ROW on Madison St.

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

The sign is for three separate businesses that have there own front entrances and back overhead door access:

Flow Solutions, Inc. 2600 S. Madison Suite 2, Muncie Indiana

Hose Solutions LLC 2600 S. Madison Suite 1, Muncie Indiana

Lift Solutions LLC 2600 S. Madison Suite 1, Muncie Indiana

We are refacing the original signage that is in place to reflect the current business at the location. We are not changing the poles or sizes of sign faces. There is an empty space at the top, but that did have sign faces that blew out during a storm. I have those faces as well. Sign is 27' tall, and 37.48 sq ft will be added

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

BV Variety Business & II Intense Industrial Zone

(10) Present use of the property:

Offices and service centers for Servicing Company

(11) Describe the proposed use of the property:

Offices and service centers for Servicing Company

(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? 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

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

No

(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?

As soon as permits are approved

When will it be completed?

As soon as possible

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

Flow Solutions, Inc

AFFIDAVIT

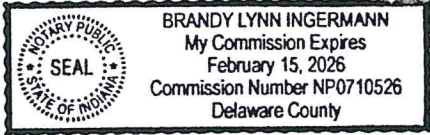
(I or We) Jennifer Pike
TYPE NAME(S) OF SIGNATORIES

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:



Subscribed and sworn to before me this 1st day of August, 2024,



Brandy Lynn Ingermann
Notary Public

2-15-26
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 August, 2024.

Signed: 

Date: 8-16-24

AFFIDAVIT

(I or We) 1 Daniel R. /y
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: [Handwritten Signature]

Subscribed and sworn to before me this 26th day of July, 2024 /



Christopher R Alexander, Notary Public
Madison County, State of Indiana
My Commission Expires
November 16, 2025

[Handwritten Signature]
Notary Public
11/26/2025
Commission Expires
Resident of Delaware ^{MADISON} 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.



* 2 0 0 6 R 0 8 5 0 0 *

2006R08500

REGINA WILLIAMSON
DELAWARE COUNTY RECORDER
RECORDED ON

04/19/2006 10:55:38AM
REC FEE: 16.00

PAGES: 1

WARRANTY DEED

THIS INDENTURE WITNESSETH, That

Wilson and Co., LLC

of DELAWARE County, in the State of INDIANA,

Convey and Warrant to

Flow Solutions Inc.

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, In the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lots numbered two (2), three (3), four (4), seventeen (17), eighteen (18) and nineteen (19) except a tract off the North part of lot 19 described as follows: Beginning at the Northeast corner of said lot nineteen (19), running thence South eighteen (18) feet on the East line of said lot nineteen (19); thence South eighty-one degrees and twenty-five minutes West (S 81°-25'W) one hundred twenty-six and three tenths (126.3) feet to the Northwest corner of said lot nineteen (19); thence in a northeasterly direction parallel to and with the right of way of the Belt Line of the Lake Erie and Western Railway to the place of beginning; also, running South, beginning at the North line of lot two (2) and running South to the South line of lot four (4); also all of the alley, heretofore vacated, running North and South, beginning at the North line of lots two (2) and lots numbered five (5), six (6) and seven (7); all in Block numbered two hundred thirty (230) in the Muncie Land Company's Subdivision of the Watson Tract, an Addition to the City of Muncie, Indiana; also, the West ten (10) feet of Monroe Street, heretofore vacated, adjoining lots two (2) to seven (7) inclusive on the East.

Tax Duplicate # 11-22-184-001-000; 11-22-326-001-000; 11-22-326-008-000; 11-22-184-004-000
003 003 003 003

SEND TAX STATEMENT TO:

Flow Solutions Inc.

P.O. Box 271
Albany, IN 47320

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

In Witness Whereof the said Wilson and Co., LLC BY VICKY WHETSEL, APPOINTED AGENT have hereunto affixed their name and seal, this 13th day of April, 2006.

Vicky Whetsel, appointed agent

Wilson and Co., LLC
VICKY WHETSEL, APPOINTED AGENT

State of Indiana County of Delaware SS:

Before me, the undersigned, a Notary Public in and for said County, this 13th day of April, 2006 came Wilson and Co., LLC BY VICKY WHETSEL, APPOINTED AGENT, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Susan B. Sanders (Seal)
SUSAN B. SANDERS
NOTARY PUBLIC STATE OF INDIANA
HENRY COUNTY
COMMISSION EXPIRES: 01-26-08

My commission expires
Resident of

This Instrument prepared by James R. Wesley Attorney at Law 200603-98

Duly Entered for Taxation
Transfer Fees \$ 50.00

APR 19 2006

James R. Wesley
DELAWARE CO. AUDITOR

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
07/18/2024 11:51 AM

Business Details

Business Name: **FLOW SOLUTIONS, INC.** Business ID: **2000072500019**
Entity Type: **Domestic For-Profit Corporation** Business Status: **Active**
Creation Date: **07/21/2000** Inactive Date:
Principal Office Address: **2600 S. Madison Street, Ste 2, SUITE 2,
MUNCIE, IN, 47307, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Indiana** Business Entity Report Due
Date: **07/31/2024**
Years Due: **2024/2025**

Governing Person Information

Title	Name	Address
President	Daniel Pike	2600 S. Madison, Suite 2, Muncie, IN, 47302, USA

Incorporators Information

Name	Title	Address
DANIEL E. PIKE	Incorporator	200 NORTH BROADWAY, P.O. BOX 271, ALBANY, IN, 47320, USA
JENNIFER J. PIKE	Incorporator	200 NORTH BROADWAY, P.O. BOX 271, ALBANY, IN, 47320, USA

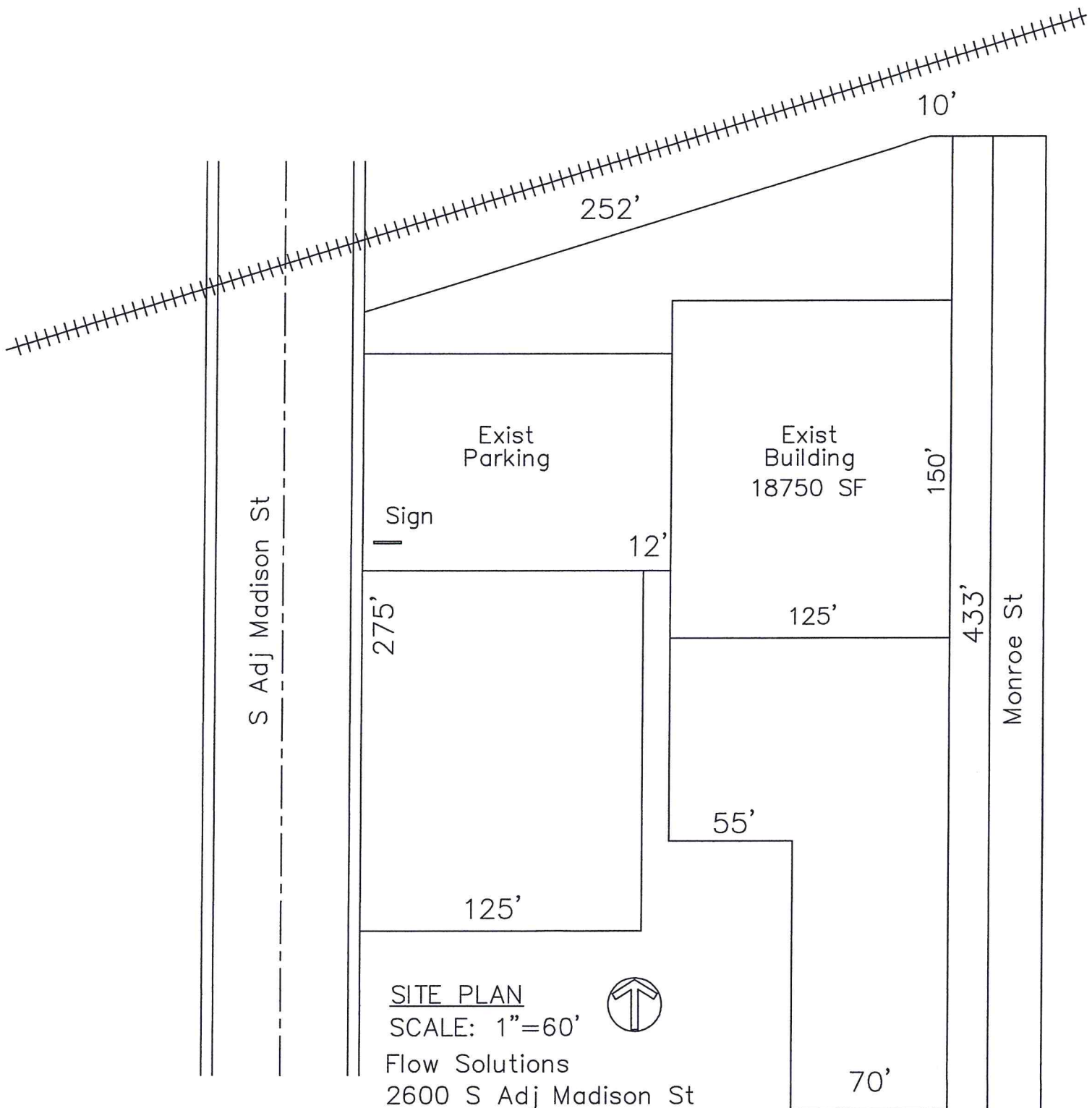
Registered Agent Information

Type: **Individual**
Name: **DANIEL E. PIKE**
Address: **2600 S. MADISON STREET, SUITE 2, MUNCIE, IN, 47302, USA**

RECEIVED

JUN 19 2024

**DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION**

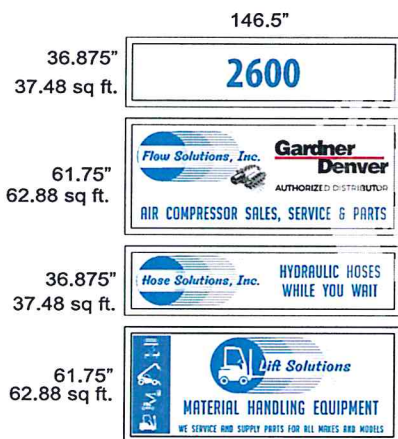


SITE PLAN

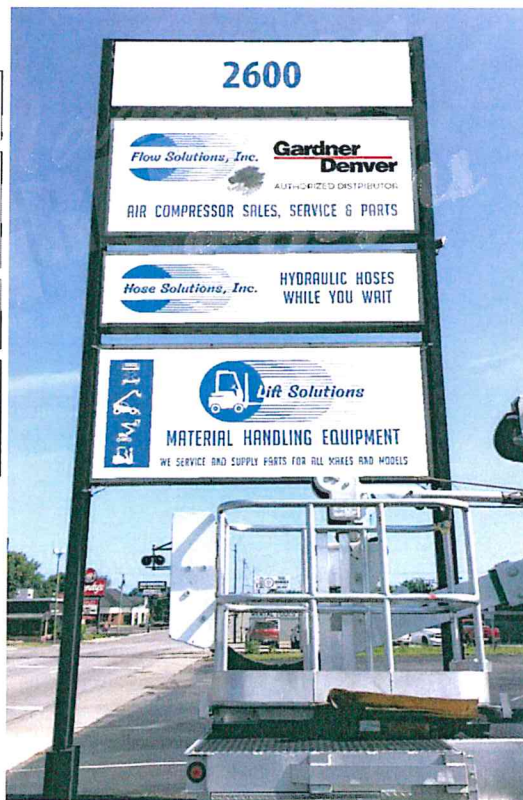
SCALE: 1"=60'



Flow Solutions
 2600 S Adj Madison St
 Muncie, IN 47303



total sq ft.
200.72



RECEIVED
JUL 29 2024
DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

EXISTING
SIGNAGE



Flow Solutions, Inc.

AIR COMPRESSOR SALES & SERVICE

MADISON STREET

HOSE SOLUTIONS



HOSE ASSEMBLY AND
FABRICATION SERVICES

HYDRAULIC HOSE & FITTINGS

386-687-2647

LEASONS
RENTALS



Artwork Approval

Flow Solutions

J:/Flow Solutions/Pylon Sign New Faces 2023

ORDER DETAILS:

Quantity: (8, Back to Back)

Material: Panfaces

Finishing: Install, Retro to LED

PROOF COLORS:

C:100 M:85 Y:16 K:5

C:96 M:75 Y:0 K:0

C:x M:x Y:x K:x

C:x M:x Y:x K:x

Proof #: 1 #012825
ORDER ON HOLD AS OF 08.29.2023
UNTIL ARTWORK IS APPROVED
REQUESTED DUE DATE: N/A



Proposed Signage

CHECK FOR ACCURACY! SPELLING COLOR(S) ARTWORK QUANTITY SIZE/LOCATION(S)

Digital proofs are provided to give you an idea of how the order may look. The color & placement are approximate. The actual product may vary slightly from the proof. Production will begin once art is approved and all goods are received. The set up fee paid covers this design. Additional charges may apply for intricate design changes. This design is the exclusive property of Margison Graphics & Signs, LLC and is protected by federal copyright laws. Any reproduction or construction similar to the art embodied herein is expressly forbidden. Should such construction occur, Margison Graphics & Signs is due \$2,500.00 per design, plus all costs of collections including reasonable attorney fees and court cost as compensation for the time and effort in creating each design.

Sign: _____ Date: _____

Please read and check the above proof carefully. If you agree to proceed, sign your acceptance to the left. Otherwise, decline the proof by selecting the 3 dots in the top left & enter any desired changes. ✉ casstie@margisongraphics.com

cf