

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

**DATE: September 26, 2024**

**PLACE: Commissioners Court Room  
3<sup>rd</sup> Floor, Delaware County  
Building**

**TIME: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

	<b>Leslie Mathewson</b>	
	<b>Matt Billington</b>	<b>Mike Jones</b>
	<b>Ellen Brannon</b>	<b>Sue Kaiser</b>
	<b>Delaney Fritch</b>	<b>Allen Wiseley</b>

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

**NEW BUSINESS:**

**BZA 48-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Bridon Properties, LLC**, 2050 East US Highway 224, Ossian, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow creation of two lots through platting without meeting all of the performance standards for the existing commercial development on premises located at 1018 West Centennial Avenue, Muncie, Indiana, as more accurately described in the application.

**BZA 49-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Loren and Austin Mansfield**, 10612 North Mansfield Drive, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping 10 chickens and decreased distances between the chickens and neighboring homes in a residence zone on premises located at 10612 North Mansfield Drive, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 50-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Sandra Walters and Shawn Smith**, 11501 South County Road 950 West, Daleville, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping 30 goats on 2.02 acres on premises located at 11501 South County Road 950 West, Salem Township, Delaware County, Indiana, as more accurately described in the application.

**BZA 51-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Garden at Gethsemane GMC Inc.**, 4515 North Tillotson Avenue, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow separation of the existing church and house onto two lots without meeting all of the performance standards including decreased parking for the existing church on premises located at 801 and 809 East Main Street, Muncie, Indiana, as more accurately described in the application.

**BZA 52-24 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Elisabeth DeHart and Zhou Xuhua**, 4809 West County Road 400 North, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping 10 horses and decreased distances between the horses and neighboring homes in a residence zone on premises located at 4809 West County Road 400 North, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**