

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

DATE: November 21, 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	Vacant

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

NEW BUSINESS:

BZA 53-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Mike and Denise Hall**, 4601 West County Road 700 South, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a motocross track business in a farm zone on premises located at 4601 West County Road 700 South, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 54-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Sunbelt Rentals, LLC and RRO, LLC**, 2520 South Madison Street, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback/build to line, service bays facing Madison Street and increased fence height for commercial redevelopment on premises located at 2520 South Madison Street, Muncie, Indiana, as more accurately described in the application.

BZA 55-24 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Dutch Brothers Coffee and TCP Muncie I, LLC**, 9102 North Meridian Street, Suite 230, Indianapolis, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow increased front setback build to lines and for the drive-thru in front of the building for a new coffee shop commercial development on premises located at the southwest corner of McGalliard Road and Granville Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 56-24 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Earl George and Peggy Jane Clark**, 3528 14th Street West, Lot K-1, Bradenton, Florida, requesting variances from the terms of the Delaware County Subdivision Ordinance to allow division of a property resulting in a 1.02 acre parcel located on a major road and in a flood hazard area separating the house from the surrounding tillable area in a farm zone on premises located at 11301 East Edgewater Road, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

BZA 57-24 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Theresa Kay (Goforth) Johnson**, 1201 North County Road 600 East, Selma, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the floor area of the accessory buildings to exceed that of the dwelling and for decreased front and side setbacks all for a new detached garage in a residence zone on premises located at 1201 North County Road 600 East, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 58-24 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Fredrick J. Current**, 9701 South Fleming Street, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow increased lot coverage and decreased setbacks for a new detached garage in a residence zone on premises located at 9704 South Fleming Street, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 59-24 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Sharon Jones**, 608 North County Road 500 East, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased front setback for an addition to the house on premises located at 608 North County Road 500 East, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 60-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Gerald Dunsmore**, 11590 West County Road 300 North, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased side setback for a new barn in a farm zone on premises located at 11590 West County Road 300 North, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

BZA 61-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Ralph David and Lori K. Hobbs**, 5881 West County Road 700 South, Daleville, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow new commercial barn in a farm zone on premises located on the south side of County Road 700 South ½ mile west of County Road 300 West, Salem Township, Delaware County, Indiana, as more accurately described in the application.

BZA 62-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Jon and Emily Taylor**, 9601 North Walnut Street, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the floor area of the residential accessory buildings to exceed that of the dwelling and for an increased height for a new barn for personal storage on premises located at 9601 North Walnut Street, Hamilton Township, Delaware County, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: