

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS**

**APPLICATION FOR APPEAL**

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: Dec 18, 2024

Case No.: BZA 01-25

(1) Applicant: Cameron Sarah

Address: 1121 W Marsh St Muncie, IN 47303 Phone: 765-716-8204

(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: The applicant is the property manager contracted by property owner.

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: Weybright Muncie LLC

Owner's address: 6925 E 96TH ST STE 230 INDIANAPOLIS, IN 46250

(4) Record of Ownership:

Deed Book No.: 2015R15502

Page: \_\_\_\_\_

Purchase Date: 12/23/2015

Legal Description: (From the Deed or Abstract)

Lot Number Six (6) in Block Number Fourteen (14) in Neely's Addition to the City of Muncie, Indiana

(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).

1121 W Marsh St Muncie, IN 47303

(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.)

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

An accessory dwelling of 1 bed and 1 bath is being added an existing single family structure.

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

R-4 RESIDENCE ZONE

(10) Present use of the property:

Uninhabitable

(11) Describe the proposed use of the property:

rental dwelling

(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? Yes  
If answer is "YES", give their attitudes toward the proposal.

See attached

- (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.

R4 Zoning

- (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?

Yes, Q1 2025

When will it be completed?

Early-Mid August 2025

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

Campus Rentals as the operator and tenants as users.

**AFFIDAVIT**

(I or We) Weybright Muncie LLC (Nick Weybright)  
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 25<sup>th</sup> day of October, 2024.



Cheryl Haloski  
Notary Public

November 8, 2028  
Commission Expires

Resident of Marion 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 30 day of January, 2025.

Signed: *[Handwritten signature]*

Date: 12-18-2024





2p  
HIC

2015R15502  
MELANIE MARSHALL  
DELAWARE COUNTY RECORDER  
RECORDED ON  
12/28/2015 9:37 AM  
REC FEE: 18.00  
PAGES: 2

File No.: 20159008  
Parcel Number: 18-11-04-352-020.000-003 18-11-04-306-015.000-003 18-11-09-138-003.000-003

**WARRANTY DEED**

*This Indenture Witnesseth*, That Hiatt Real Estate Holdings Inc. (Grantor) **Convey(s) and Warrant(s)** to **Weybright Muncie, LLC** (Grantee) for the sum of One & 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

Parcel 1  
Lot Number One Hundred Eight (108) in Belmont Addition to Muncie, as surveyed, platted and recorded.

Parcel 2  
Lot Number One Hundred Twenty-six (126) in Belmont Addition to the City of Muncie, Indiana.

Parcel 3  
Lot Number Six (6) in Block Number Fourteen (14) in Neely's Addition to the City of Muncie, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

**Subject To** any and all easements, assessments, agreements, and restrictions of record.

*In Witness Whereof*, Grantor has executed this deed this 19<sup>TH</sup> day of DECEMBER, 2015.

Hiatt Real Estate Holdings Inc.

By Donald B. Hiatt Sr.  
Donald B. Hiatt, Sr., President

Duly Entered for Taxation  
Transfer Fees \$ 18.00

DEC 23 2015

Steven J. Conroy  
Delaware County Auditor



# Delaware County, IN

## Summary

Parcel ID 1109138003000  
Alternate ID 18-11-09-138-003.000-003  
Property Address 1121 W MARSH ST  
MUNCIE, IN 47303  
Brief Tax Description NEELY ADD BLOCK1 LOT 6  
(Note: Not to be used on legal documents)  
Class 510: 1 Family Dwell - Platted Lot

## Owner

WEYBRIGHT MUNCIE LLC  
6925 E 96TH ST STE 230  
INDIANAPOLIS, IN 46250

## Taxing District

County: Delaware  
Township: CENTER TOWNSHIP  
State District: 003 MUNCIE  
Local District: 003  
School Corp: MUNCIE COMMUNITY  
Neighborhood: 131100-003 NEELY ADDITION

## Site Description

Topography: Flat  
Public Utilities: Electricity , Gas , Sewer , Water  
Street or Road: Paved  
Area Quality: Static  
Parcel Acreage:

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		40	125	40x125	\$300.00	\$306.00	\$12,240.00	0%	\$14,690.00

## Residential Dwellings

Description Single-Family  
Story Height 1  
Style  
Finished Area 1208  
# Fireplaces 0  
Heat Type Central Warm Air  
Air Cond 1208  
Bedrooms 3  
Living Rooms: 0  
Dining Rooms: 0  
Family Rooms: 0  
Finished Rooms: 5  
Full Baths 1  
Full Bath Fixtures 3  
Half Baths 1  
Half Bath Fixtures 2  
Kitchen Sinks 1  
Water Heaters 1  
Add Fixtures 0

Floor	Construction	Base	Finish
1	Wood Frame	1208	1208
B		893	0
C		315	0

Features	Area
Porch, Open Frame	144

## Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D+2	1924	1941	A	1.01	1208	0.89	2.064
Car Shed: Enc	100	D+2	1925	1925	F	1.01	360	0.89	2.064

## RESOLUTION

The undersigned, being the members of Weybright Muncie LLC hereby consents to, authorizes, and appoints any member of the LLC as Authorized Members to execute any and all documents necessary to apply for special use approval for 1121 W Marsh St Muncie, IN 47303 with the Delaware-Muncie Metropolitan Plan Commission Office. The undersigned hereby ratifies all acts to be done which are consistent with this resolution. This written consent shall be in lieu of any special meeting of the officers.

Dated October 28, 2024

DocuSigned by:  
  
DocuSign Envelope ID: C23E7BD7-0ABE-4F31-A3B9-8742077DB0C7  
\_\_\_\_\_  
Nick Weybright, Member

11/7/2024  
\_\_\_\_\_  
Date