

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
JANUARY - 2025 REGULAR MONTHLY MEETING
AGENDA- REVISED**

DATE: January 30, 2025

PLACE: Commissioners Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

INTRODUCTION/CONFIRMATION OF MEMBERS:

ROLL CALL:

	Leslie Mathewson	
	Matt Billington	Delaney Fritch
	Ellen Brannon	Sue Kaiser
	Dustin Clark	Vacant

ELECTION OF OFFICERS:

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

OLD BUSINESS:

BZA 60-24 Jurisdiction: Board of Zoning Appeals

Being a continuation of 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.

NEW BUSINESS:

BZA 01-25 Jurisdiction: Board of Zoning Appeals

Special Use Being a public hearing on the matter of an application filed by **Weybright Muncie, LLC and Cameron Sarah**, 6925 East 96th Street, Suite 230, Indianapolis, Indiana, requesting an accessory dwelling special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a 619 square foot one-bedroom apartment addition to an existing house in a single-family residence zone on premises located at 1121 West Marsh Street, Muncie, Indiana, as more accurately described in the application.

BZA 02-25 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Edwin Russell and Abigail Comber**, 6605 North Brenda Lane, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping 12 poultry birds (chickens, ducks and/or quail) with decreased distance between where the birds are kept and neighboring residences and to allow selling the eggs in a residence zone on premises located at 6605 North Brenda Lane, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

BZA 03-25 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Jeffrey J. Brubaker and Sparky's Corner Greenhouse, LLC**, 1723 South Sampson Avenue, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a business use, two signs and a banner, and no off-street parking for a greenhouse business, and for the floor area of the accessory buildings to exceed that of the dwelling in a residence zone on premises located at 1723 South Sampson Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 04-25 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Steven Kocsak**, 14481 North Wheeling Avenue, Gaston, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow decreased front and corner street side setbacks for a new attached garage in a farm zone on premises located at 14481 North Wheeling Avenue, Washington Township, Delaware County, Indiana, as more accurately described in the application.

BZA 05-25 Jurisdiction: Board of Zoning Appeals
Being a public hearing on the matter of an application filed by **Patti Hirst**, 2200 North Rector Avenue, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased street side setback to replace a damaged and demolished house on premises located at 2200 North Rector Avenue, Muncie, Indiana, as more accurately described in the application.

ADJOURNMENT: