

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
PROPOSED ZONING CHANGE APPLICATION**

Jurisdiction: (Check One)

Submitted: 01/07/2025

Delaware County

Case No.: MPC 04-252

City of Muncie

(1) Applicant: Michael Lunsford

Address: 2701 W. Jackson Street Phone: 765-748-4843
Muncie, IN 47303

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: 2005R21668
Date of Deed: October 10, 2005

B. By Recorded Contract:
Misc. Book No. & Page No.: _____
Date of Contract: _____

C. By Unrecorded Contract:
Date of Contract: _____
Name of Contract Seller: _____
Book No. & Page No. Of Deed in Seller's Name: _____

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).
See attached Exhibit A.

(4) Common Address of Property Involved:
2810 West Ethel Avenue, Muncie, IN 47304

(5) Proposed zoning change: (Give exact zone classification.)
From the R-4 Residence Zone Zone
To the BV - Variety Business Zone Zone

- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)
This property has been a 9-unit commercial property since constructed and is contiguous to many other BV-Variety business properties along Tillotson. Owner is preparing to sell the property and Buyers would continued commercial use.
- (7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.
Owner plans on selling the property in the near future.
- (8) State how the proposed change will not adversely affect the surrounding area.
Rezoning will not have an adverse affect as properties to the east and south are already zoned BV-Variety Business, and the property has been commercial units since constructed. Property to the north is identical - R4 with Commercial Use.
- (9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)
None that Owner is aware of at this time
- (10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes
Has the applicant discussed this rezoning with those owners personally? No
(If answer is yes, give their attitudes toward the rezoning.)
- (11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?
(If answer is yes, attach copy of it and/or explain.)
No

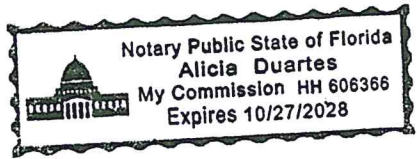
AFFIDAVIT

(I or We) Michael Lunsford being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(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/our knowledge and belief.

SIGNATURES: 

Subscribed and sworn to before me this 4th day of Jan, 20 25


Notary Public

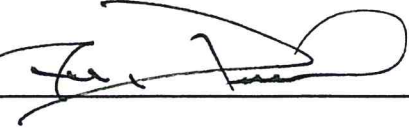


10/27/2028
My Commission Expires

Resident of LEE County
State of FL

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 6 day of February, 20 25.

Signed 

Date 1-27-25

MICHAEL LUNSFORD
2 P



2005R21668
REGINA WILLIAMSON
DELAWARE COUNTY RECORDER
RECORDED ON
10/17/2005 01:33:39PM
REC FEE: 16.00
PAGES: 2

File No: 252817
Parcel Number: 1117153012000 003

WARRANTY DEED

This Indenture Witnesseth, That Michael O. Lunsford and Laurretta A. Lunsford, husband and wife (Grantor) *Convey(s) and Warrant(s)* to Michael O. Lunsford (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:

See Attached Exhibit A for complete Legal Description made a part hereof.

The parties hereto acknowledge that preparer has not conducted a title search in connection with this transaction and makes no guarantee to the status of or condition of the real estate title.

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

In Witness Whereof, Grantor has executed this deed this 10th day of October, 2005.

Michael O. Lunsford

Laurretta A. Lunsford

STATE OF INDIANA, COUNTY OF DELAWARE SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared **Michael O. Lunsford and Laurretta A. Lunsford, husband and wife** who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of October, 2005.

My Commission Expires: Nov. 20, 2008

Virginia M. Filler, Notary Public
Residing in Delaware County

This instrument prepared by: James W. Trulock, Attorney-at-Law

Send tax bills to: 3601 W. Bethel Ave.
Muncie, IN 47304

Duty Imposed for Taxation
Transfer Fee \$ 500
OCT 17 2005 ERP

DELAWARE CO. AUDITOR

File No:252817

EXHIBIT A - LEGAL DESCRIPTION

Lots numbered One thousand twenty-two (1022), One thousand twenty-three (1023), One thousand twenty-four (1024), and the West one-half (1/2) of Lot numbered One thousand twenty-one (1021), together with the South half of that portion of the vacated alley adjacent to and bordering on the North of said above described lots, all in Delaware County Land Improvement Company's Subdivision of the Westside Addition, an Addition to the City of Muncie, Indiana, as the same is platted in Plat Book 1, page 54, in the Delaware County Recorder's Office.

Exhibit A

Legal Description for 2810 W. Ethel Ave, Muncie, IN 47304

Lots numbered One thousand twenty-two (1022), One thousand twenty-three (1023), One thousand twenty-four (1024), and the West one-half (1/2) of Lot numbered One thousand twenty-one, together with the South half of that portion of the vacated alley adjacent to and bordering on the North of said above described lots, all in Delaware County Land Improvement Company's Subdivision of the Westside Addition, an Addition to the City of Muncie, Indiana, as the same is platted in Plat Book 1, page 54, in the Delaware County Recorder's Office.



1117109005000
Residence zone 4

918
Variety Business
1117109010000

GODMAN AVE

1117153001000

1117153005000

Residence zone 4

Variety Business

1117153013000

1117153012000

1117153015000

1117153016000

ETHEL AVE

1117153019000
Variety Business

1117159008000

1117153022000

Residence zone 4

Variety Business

Limited Business

TILLOTSON AVE







6

 YOUTH
SYMPHONY
ORCHESTRAS
EAST CENTRAL INDIANA
YSOECI.ORG



