

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Submitted: 3-3-25

Delaware County

Case No.: BZA 11-25

City of Muncie

(1) Applicant: Michael Standish

Address: 2601 N Timber Ln, Muncie, IN 47304 Phone: 765-716-7248

(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: _____

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

Owner of the property involved: _____

Owner's address: _____

(4) Record of Ownership:

Deed Book No.: 8

Page: 58

Purchase Date: 5/13/2022

Legal Description: (From the Deed or Abstract)

See Attached

(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).

2601 N Timber Ln, Muncie, IN 47304

(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.)

Request for a variance of use from the City of Muncie Comprehensive Zoning Ordinance, Article XIV, Section 1, to allow keeping 6 chickens in a residence zone and a variance from Article XII, Section 1, to allow ~41' from where the chickens are to the nearest neighboring dwelling rather than a minimum distance of 200' between any structures where the animals are kept and any side or rear property line.

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

Our area is not visable to road and only one neighbor. We're at the end of a dead end and abut a 16 acre, wooded lot. We would keep no more than 6 hens and no roosters. They would be free to roam a 2000sqft area that has a 6' chainlink fence.

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

R2

(10) Present use of the property:

Residency

(11) Describe the proposed use of the property:

Residency

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

Approval

- (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.

YES: Platt restriction: No Poultry

- (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?

ASAP

When will it be completed?

N/A

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

The homeowners only

Answer to Question #7 on BZA Application for Appeal

Request for a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XIV, Section 1.A, to allow keeping 6 chickens in a residential zone and to allow ~40' rather than 200' for a variance of 160' between the chicken's dwelling and the nearest neighboring house.

Answer to Question #8 on BZA Application for Appeal

Our aim is to instill in our children a stronger sense of stewardship and connection to nature through keeping chickens. Daily tasks such as feeding, watering, as well as the occasional coop cleaning, will teach our children to be responsible for something beyond themselves. Learning hands-on about science and biology will foster curiosity and engagement with the natural world.

We do intend to harvest eggs from the chickens for our own consumption. We hope that this shows our children the importance of stewarding their resources and appreciating the creatures that provide food – something increasingly rare in our modern, digitized world.

The section of our property that we intend to use is well suited. It is a 2000sqft area with 6' fence that was previously used as a dog run. The area is surrounded by our yard, adjacent wooded acreage, and 20' of it abuts to a neighbor's yard.

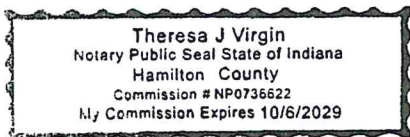
AFFIDAVIT

(I or We) Michael Standish
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: Michael Standish

Subscribed and sworn to before me this 24 day of FEBRUARY, 20 25



Theresa J. Virgin
Notary Public
10/6/2029
Commission Expires
Resident of Hamilton 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 _____ day of _____, 20_____.

Signed:

Date:

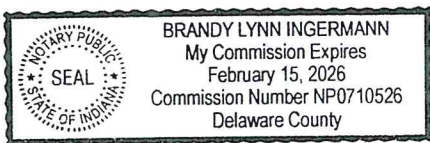
AFFIDAVIT

(I or We) Amanda Marie Standish
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: Amanda M. Standish

Subscribed and sworn to before me this 3 day of March, 2025,



Brandy Lynn Ingermann
Notary Public
2-15-26

Commission Expires

Resident

of Delaware 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 _____ day of _____, 20____.

Signed:

Date:

2022R08827

MELANIE MARSHALL
DELAWARE COUNTY RECORDER

RECORDED ON
06/09/2022 10:17 AM
REC FEE 25.00

PAGES: 2

RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 20.00
Jun 09 2022 - ER

DELAWARE COUNTY AUDITOR

TRUSTEES DEED

THIS INDENTURE WITNESSETH, That

Ray L. Steele Trust dated December 10, 2002

of Collier County, in the State of Florida,

Convey and Warrant to

Michael Standish and Amanda Standish, Husband and Wife

of Delaware County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, in the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lot Numbered Eleven (11) in Timberlane, an Addition to the City of Muncie, Indiana, according to the Replat of said Addition as recorded in Delaware County Plat Book 8 at page 58.

ALSO, all that part of Clay Street adjoining said Lot Numbered Eleven (11), heretofore vacated.

ALSO, a part of the fractional North half (N 1/2) of Section Six (6), Township Twenty (20) North, Range Ten (10) East, described as follows: Beginning in the South line of said fractional North half (N 1/2) at a point Three Thousand Forty-eight and Thirteen Hundredths (3048.13) feet East of the West line thereof and running thence East on said South line One Hundred (100) feet to the Southwest corner of the Replat of Timberlane, an Addition to the City of Muncie, Indiana, as recorded in Plat Book 8 at page 58 thereof in the office of the Recorder of Delaware County, Indiana; thence North on the West line of said Addition One Hundred Thirty-one and Seventy-six Hundredths (131.76) feet to the Northwest corner of Lot Numbered Eleven (11) in said Replat of Timberlane Addition; thence deflecting to the left 90 degrees 00 minutes (90° 00") and running West One Hundred (100) feet; thence deflecting to the left 90 degrees 00 minutes (90° 00") and running South One Hundred Thirty-two and Seventy-two Hundredths (132.72) feet to the place of beginning, containing Three Hundred Three Thousandths (0.303) acres, more or less.

Parcel No.

T1: 18-11-06-252-011.000-003

T2: 18-11-06-251-004.000-003

GRANTORS COVENANT THAT THEY ARE LAWFULLY SEIZED OF THE ESTATE HEREBY CONVEYED, HAVE FULL RIGHT, POWER AND AUTHORITY TO CONVEY THE SAME.

SUBJECT TO TAXES DUE AND PAYABLE PRORATED TO DAY OF CLOSING

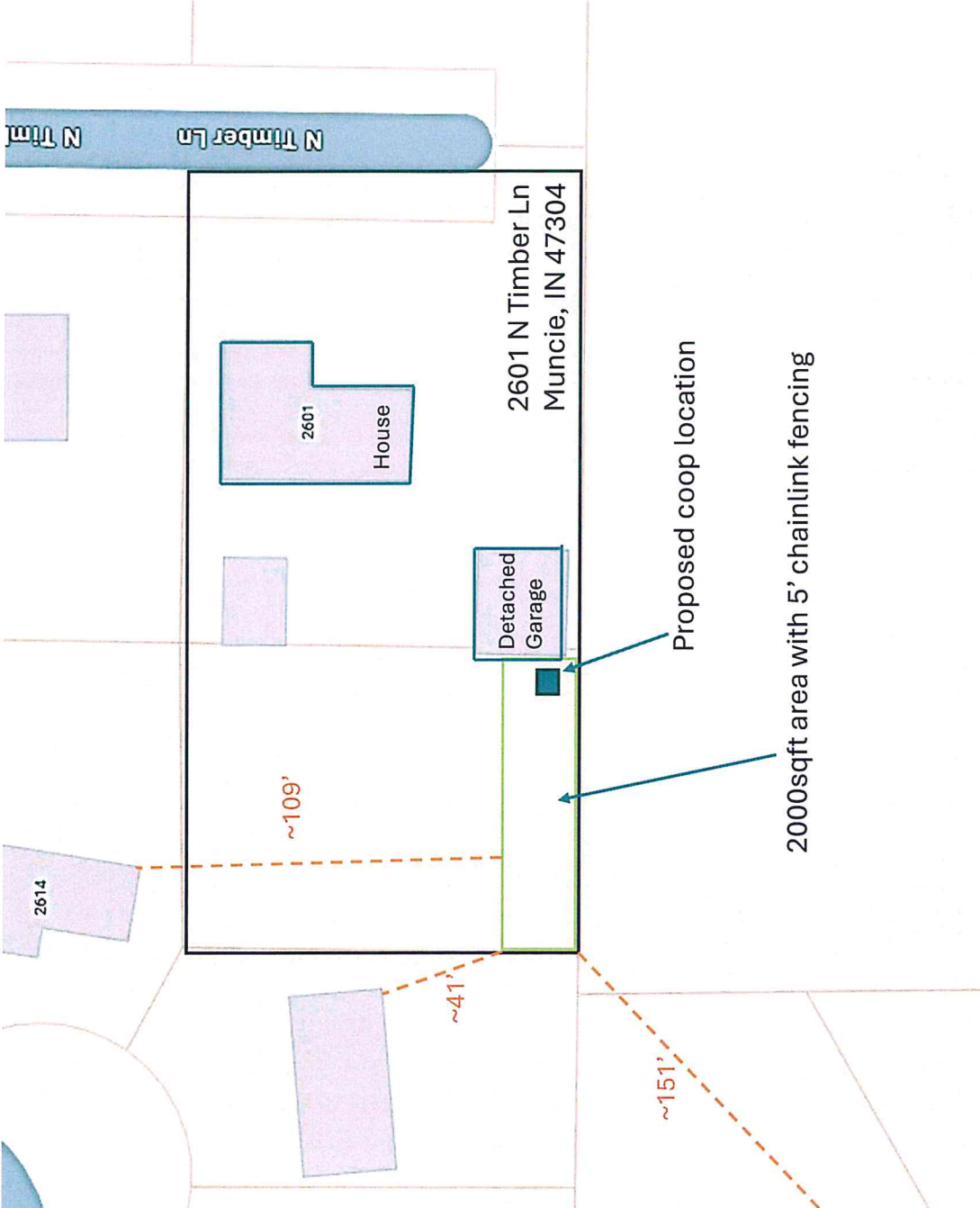
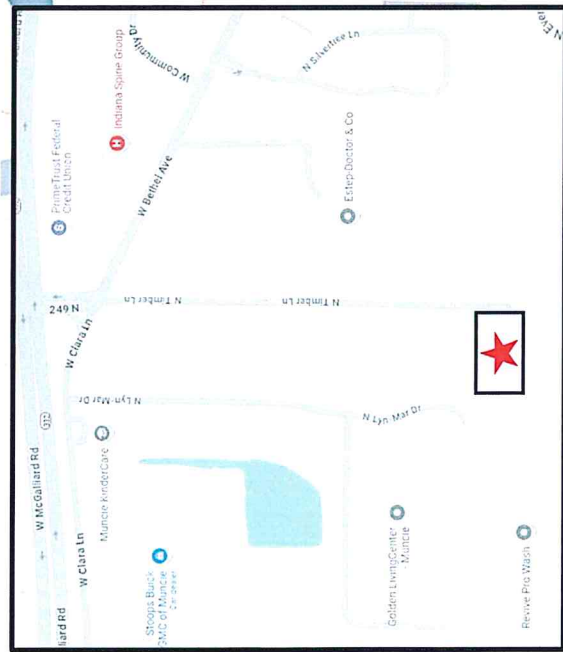
Property Address:

2601 N. Timber Ln.
Muncie, Indiana 47304

GRANTEES MAILING ADDRESS:

Michael Standish and Amanda Standish
2601 N. Timber Ln.
Muncie, Indiana 47304

LEGAL DESCRIPTION



2601 N Timber Ln
Muncie, IN 47304

2601
House

Detached
Garage

~109'

~41'

~151'

4000

Proposed coop location

2000sqft area with 5' chainlink fencing