

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 4-2-25

Case No.: BZA 19-25

(1) Applicant: Talford B. Campbell

Address: 1110 N Penn St Phone: 765-717-7287

(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.: 2014R13889

Page: _____

Purchase Date: _____

Legal Description: (From the Deed or Abstract)

Tax ID No. 18-11-10-276-009-000-003

Legal: Lot #9 in Whitely Land Co. a 1st Addition to Muncie Indiana and improvements thereof

Common Address 1308 E Russey St. Muncie, Indiana 47303

(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).

North side of Russey St., 40' East of Penn St.

(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 IX, Section 14.A.1.e, and Article XVI, Section 1, to allow a new 30'x 40'x17' personal storage garage to be placed on a lot with no dwelling in a residence zone.

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

This is the only area there is space for garage.

The garage will be 30'x40'x17' and will be used for personal storage of cars and lawn equipment

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

R-4 Residence Zone

(10) Present use of the property:

Vacant

(11) Describe the proposed use of the property:

It will be used to store my vehicles

(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.

- (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.

No

- (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?

Two weeks after approval

When will it be completed?

approximately (2) days

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

Owner

AFFIDAVIT

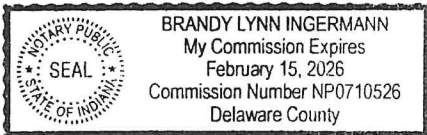
(I or We) Talford B. Campbell
TYPE NAME(S) OF SIGNATORIES

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:

Talford Campbell

Subscribed and sworn to before me this 2 day of April, 2025



Brandy R Ingermann
Notary Public
2-15-2026

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.

Auditor
lp

2014R13889
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
12/05/2014 2:33 PM
REC FEE: 16.00
PAGES: 1

Prescribed by the State Board of Accounts

TAX DEED

WHEREAS TALFORD CAMPBELL did the 27th day of October, 2014 produce to the undersigned, JUDY L. RUST Auditor of the County of Delaware in the State of Indiana, a certificate of sale dated the 14th day of April, 2014, signed by JUDY L. RUST who, at the date of sale, was Auditor of the County, from which it appears that TALFORD CAMPBELL on the 14th day of April, 2014, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$50.00 FIFTY AND 00/100 DOLLARS, being the amount due on the following tracts of land returned delinquent in the name BIGBEE PEARL for 2012 and prior years, namely:

Tax ID No: 18-11-10-276-009.000-003

Legal: Lot #9 in Block 44 in Whitely Land Co. a 1st Addition to Muncie Indiana and Improvements thereof

Common address: 1308 E Russey ST, Muncie IN 47303

Such real property has been recorded in the Office of the Delaware County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that TALFORD CAMPBELL is the owner of the certificate of sale, that the time for redeeming such real property has expired, that the property has not been redeemed, that the undersigned has received a court order for the issuance of a deed for the real property described in the certificate of sale, that the records of the Delaware County Auditor's Office state that the real property was legally liable for taxation, and the real property has been duly assessed and properly charged on the duplicate with the taxes and special assessments for 2012 and prior years.

THEREFORE, this indenture, made this 6th day of Nov., 2014 between the State of Indiana by JUDY L. RUST Auditor of Delaware County, of the first part, and TALFORD CAMPBELL of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and sold to the party of the second part, their heirs and assigns, the real property described in the certificate of sale, situated in the County of Delaware, and State of Indiana, namely and more particularly described as follows:

Tax ID No: 18-11-10-276-009.000-003

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to have and to hold such real property, with the appurtenances belonging thereto, in as full and ample a manner as the Auditor of said County is empowered by law to convey the same.

In testimony whereof, JUDY L. RUST, Auditor of Delaware County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

John Dorer
Attest: JOHN DORER
Treasurer: Delaware County

Witness: Judy Rust (L.S.)
JUDY L. RUST, Auditor of Delaware County

State of Indiana

County of Delaware

}
}
} SS.

Before me, the undersigned, STEVEN CRAYCRAFT, in and for said County, this day, personally came the above named JUDY L. RUST, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this 6 day of November 2014.

Steven Craycraft
STEVEN CRAYCRAFT, Clerk of Delaware County

This instrument prepared by JUDY L. RUST, Auditor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. JUDY L. RUST, Auditor

Post Office address of grantee: TALFORD CAMPBELL
1110 N Penn
Muncie, IN 47303

Duly Entered for Taxation
Transfer Fees \$ 5.00 ft

DEC 05 2014

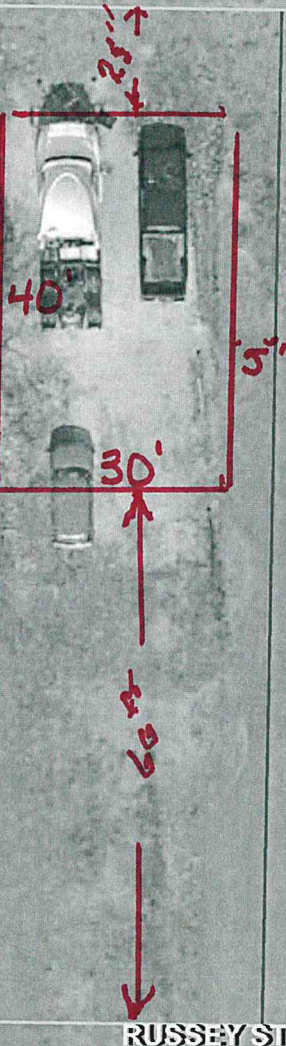
Judy Rust
DELAWARE CO. AUDITOR



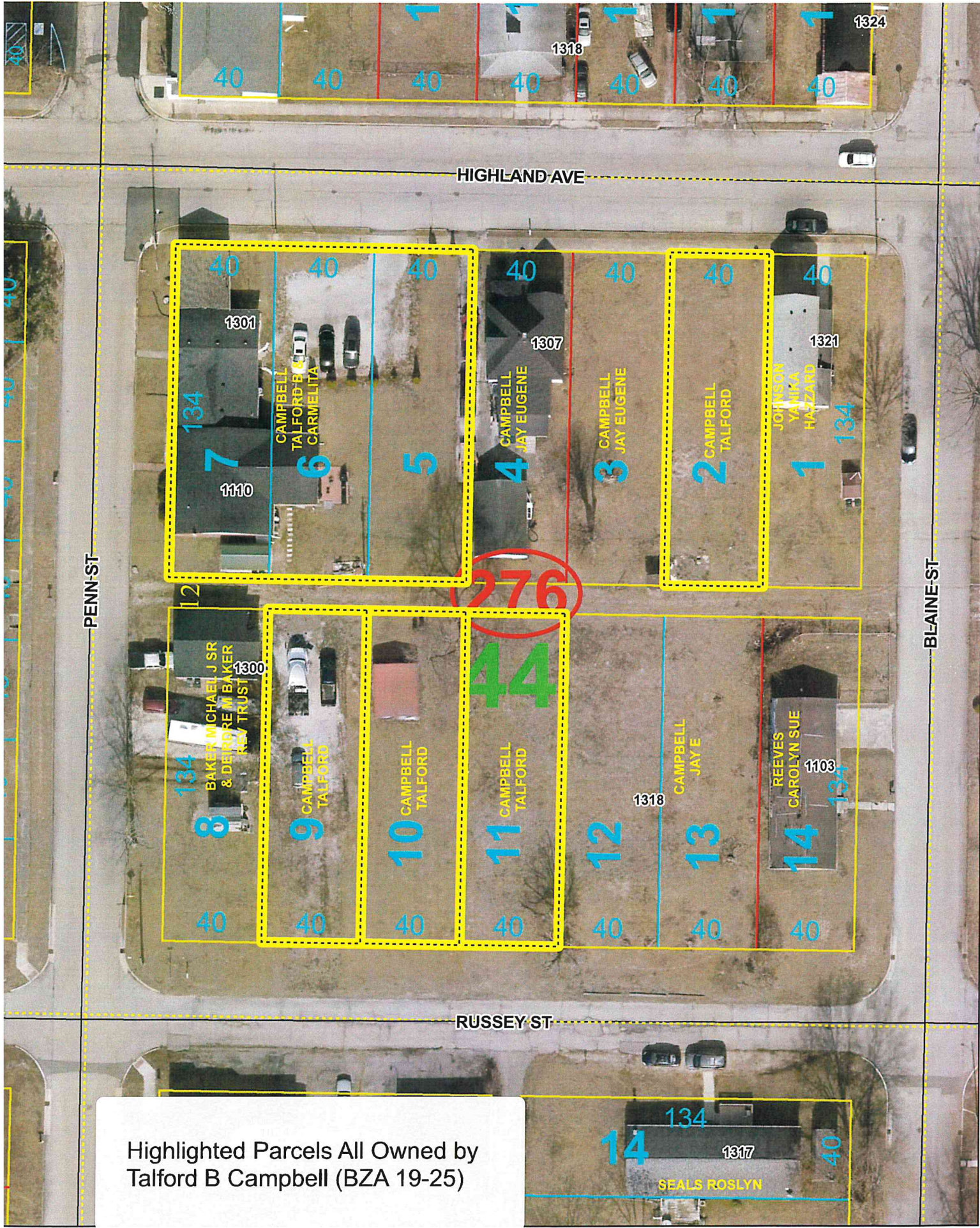
1110

1300

PENNI ST



BZA 19-25

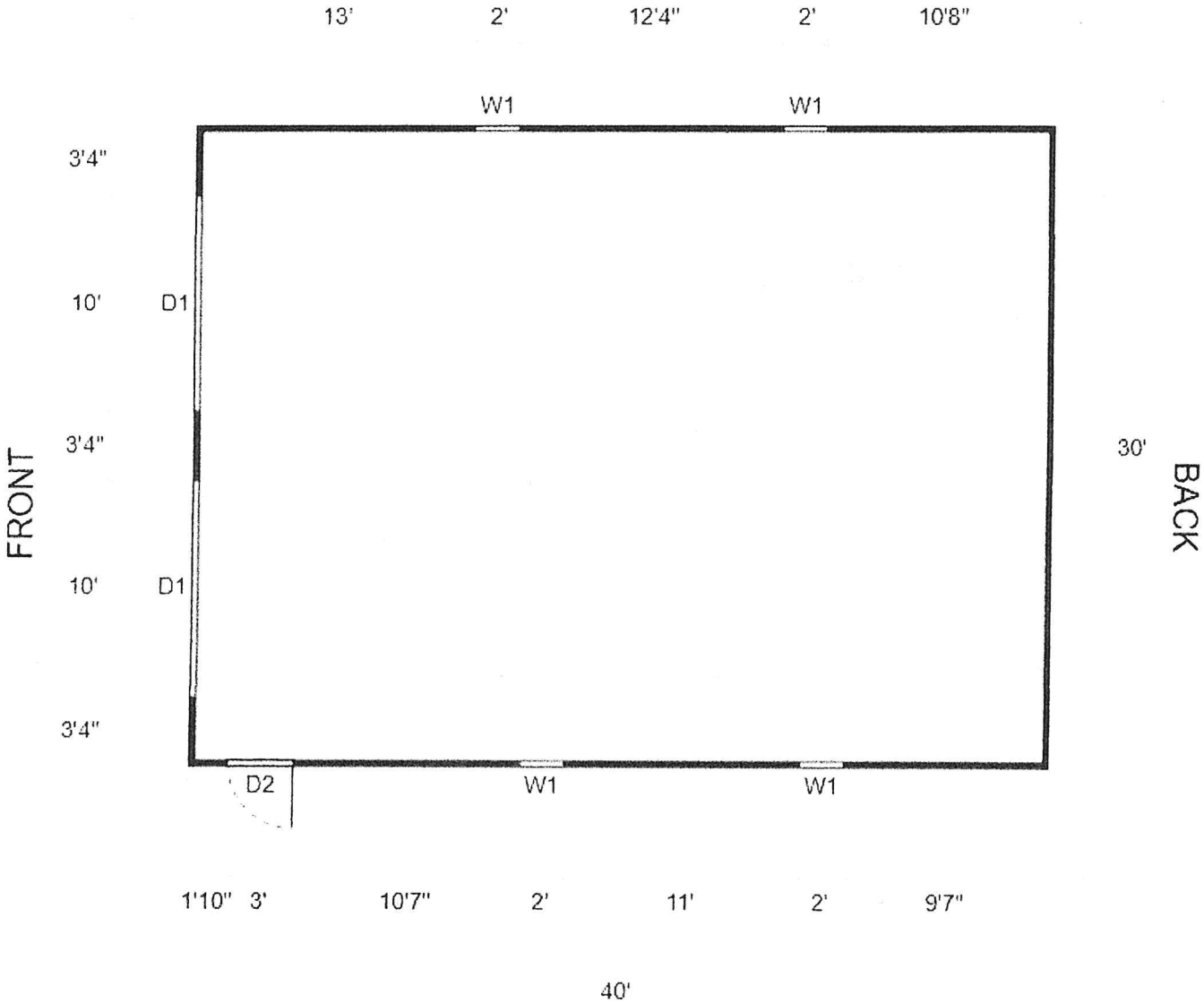


Highlighted Parcels All Owned by
Talford B Campbell (BZA 19-25)



FLOOR PLAN

LEFT SIDE



SYMBOL LEGEND			
D1	10x10 Garage Door	W1	24W x 36H Windows
D2	Walk-in Door 36x80		Closed Wall