



# DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION

Delaware County Building, 100 West Main Street, Room 206, Muncie, Indiana 47305

## CERTIFICATION

### GRANT OF APPEAL

APPEAL NO.: BZA 06-12

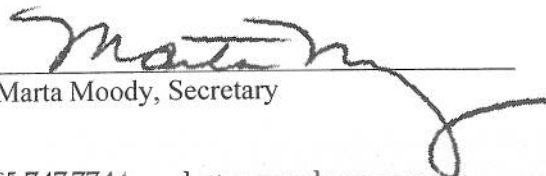
DATE: April 11, 2012

DATE OF PUBLIC HEARING: March 29, 2012

THIS IS TO CERTIFY that on the 29<sup>th</sup> day of March, 2012 the Delaware-Muncie Metropolitan Board of Zoning Appeals granted the following Appeal of Bradburn Realty, LP & Wiltshire Properties, LLC, after public hearing as required by law:

Request for a special use according to the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXXI, Section 13, for a multi unit development of 216 units and a variance according to the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XVII, Section 8, for increased building height of 49' rather than 45' for a variance of 4' for 5 buildings, increased height of 50'- 11" rather than 45' for a variance of 5'- 11" for 4 buildings and increased height of 53'-6" rather than 45' for a variance of 8'-6" for 1 building on premises located at 2011 West McGalliard Road, Indiana, as set forth in the application with the following conditions: 1) That the stub street on the western end of Belmont Street, toward Winston Drive, be completely removed with curbs, sidewalk and grass reinstalled; 2) That should improvements be needed on Oakwood Avenue, (signal, etc.) as determined by the City Engineering Department, the owner of Campus Crest shall pay the cost of said improvements and that the time limit for Campus Crest's responsibility for such improvements shall be for one year after the development has reached 90% occupancy; 3) That a maintenance plan be required ensuring that the original density of the planting is maintained at all times; 4) That if additional facilities (bus shelter) are required for MITS service, the developer shall pay the cost of said improvements; and 5) That the gated driveway leading to Winston Road be marked with appropriate signage that it is for emergency use only.

The granting of this Appeal shall also be subject to the obtaining of all necessary and/or applicable permits. This action is not intended to abrogate any easement, covenant, or any other private agreement or restriction provided that where the provisions of this action are more restricted or impose higher standards, the requirements of this action shall govern.

  
Marta Moody, Secretary