

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
NOVEMBER - 2020 REGULAR MONTHLY MEETING
AGENDA**

DATE: November 19, 2020

**PLACE: Commissioner's Court Room
3rd Floor, Delaware County
Building**

TIME: 6:30 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Jim Fowler

Zane Bishop

Kelly Watson, Jr.

Kathryn Kennison

Allen Wiseley

Leslie Mathewson

Vacancy

MINUTES: Consideration of the October, 2020 regular monthly meeting minutes.

OLD BUSINESS

BZA 33-20 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **Shannon McCormick**, 1623 South Pierce Street, Muncie, Indiana, requesting a variance of use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a new 3-unit dwelling, reduced parking and decreased street setback on premises located at the northeast corner of Elliott Street and 11th Street, Muncie, Indiana, as more accurately described in the application.

BZA 39-20 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Cindy D. Baker (Tuttle)**, 5015 East State Road 28, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a 6' tall privacy fence located in front of the house on premises located at 5015 East State Road 28, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

BZA 40-20 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Wiltshire Properties, LLC and O'Reilly Automotive Stores, Inc.**, 233 South Patterson Avenue, Springfield, Missouri, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased street setback and build-to line for a new O'Reilly's Automotive store on premises located at the southwest corner of Morrison Road and Bradburn Drive, Muncie, Indiana, as more accurately described in the application.

NEW BUSINESS

BZA 34-20 Jurisdiction: Board of Zoning Appeals

Special Use Being a public hearing on the matter of an application filed by **Rene Church**, 2100 North Glenwood Avenue, Muncie, Indiana, requesting a special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an accessory dwelling in an existing building on premises located at 2100 North Glenwood Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 41-20 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Whitney Rumfelt and Michelle Rumfelt**, 401 West County Road 500 South, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a one-chair beauty salon in an existing barn on premises located at 401 West County Road 500 South, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 42-20 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Campus Crest At Muncie, LLC**, 3015 North Oakwood Avenue, Muncie, Indiana, requesting a modification of a condition of approval placed on BZA 06-12 to allow the apartment complex residents to use the driveway to Winston Drive as an entrance/exit on premises located at 3015 North Oakwood Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 43-20 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **BSB Enterprises, LLP**, 1717 North Wheeling Avenue, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front build-to line, decreased rear buffer yard and side yard plantings and no parking lot island for an expansion of an existing building for a new tire store business on premises located at 504 West McGalliard Road, Muncie, Indiana, as more accurately described in the application.

OTHER BUSINESS

Continuation of a consideration of a request for a rehearing of **BZA 16-20** based on new evidence submitted by the applicant, **Annette Caldwell**.

REPORT FROM DIRECTOR:

ADJOURNMENT: