BZA Agenda

City of Delphi Advisory Board of Zoning Appeals

Date: August 17, 2026

Time: 6:00pm

Location: Delphi City Building, 201 S Union Street, 2nd Floor, Delphi, IN 46923

Livestreamed on City of Delphi Facebook page

Call to Order

Pledge of Allegiance

Roll Call

Meeting Minutes

1. Minutes – February 18, 2025

New Business – Public Hearing

2. BZA26-001-DV Oracle Acres variances – BZA to consider multiple dimensional variances for the Oracle Acres residential development. The property contains 12.11 acres and is located at approximately 7113 W 200 N. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC. The variances requested include:
    a. Reduce the side yard setback from 6 feet to 5 feet.
    b. Reduce the rear yard setback from 15 feet to 5 feet
    c. Reduce the minimum lot width from 60 feet to 39 feet
    d. Reduce the minimum lot size from 3,500 square feet per unit to 2,925 square feet per unit
    e. Increase the maximum impervious lot coverage from 35% to 70%.

New Business – Public Meeting

3. Amend BZA Rules and Procedures
    a. Article 2, Section 7 – update the section regarding removal of PC Members in accordance with HEA 1161
    b. Article 9, Section 1.b.i – consider reducing the public notice radius from 2 parcels deep or 660 feet (whichever is less) to simply 300 feet.

New Business from the Floor

Announcements

Adjournment

Delphi Advisory BZA Membership			
	Member	**Appointing Authority**	**Term**
1	Christina Langsdorf	Mayor	1/1/23 – 1/1/27
2	Gloria Mills	Mayor	1/1/26 - 1/1/30
3	Brandon Short	Mayor	1/1/25 - 1/1/29
4	Greg Norman	Plan Commission	1/1/24 - 1/1/28
5	Jacob Grist	City Council	1/1/23 - 1/1/27