

**2019 MIAMI COUNTY
VARIANCE, SPECIAL EXCEPTION, AND REZONING
MIAMI COUNTY PLAN / BUILDING COMMISSION
25 NORTH BROADWAY ROOM 105, PERU, IN. 46970
PHONE: 765-472-3901 EXT.#273**

I D: 70 File #: VAR0820 Date: 4/22/2019 Parcel#: 52-05-21-107-011.000-013

First Name: MATHEW Last Name: SEE

Address: 31 PLAZA DRIVE

City: PERU State: IN Zip Code: 46970 Phone#: 765-469-7856

Legal Description: HOWES AD LOT 30 Township: JEFFERSON

Location: 2ND STREET & HOWE STREET, DENVER

Variance: TO MOVE A 1972 MOBILE HOME FROM TRAILOR PARK TO PROPERTY/ALREADY MOBILE HOME

Special Exception: NA

Rezoning NA

Proposed Use: LIVE IN Present Use: LIVE IN

Type of Improvements: WOULD HAVE TO HOOK TO DENVER, MAYBE RUN LINES, HAS NOT ASKED ABOUT T

Public Hearing Date: 6/12/2019 Time: 7:45 PM Place G A R ROOM/COURTHOUSE

Applicant's Signature: _____

Approved: _____ Denied: _____

Commission Action: _____

Board Action: _____

Official's Signature: _____

Note: _____

**BEFORE THE MIAMI COUNTY, INDIANA,
BOARD OF ZONING APPEALS**

Applicant: _____

BZA File #: _____

Parcel #: _____

Ballot for an Area Variance

(An Area Variance authorizes relief from such matters as setback lines, frontage requirements, height limitations, lot size restrictions, density regulations, and yard requirements; the Variance follows the land.)

IF YOU VOTE "**DISAGREE**" ON ANY OF THE FINDINGS, YOU WILL BE VOTING **AGAINST** THE VARIANCE:

<u>Findings</u>	<u>Agree</u>	<u>Disagree</u>
1. The Variance will <u>not</u> be injurious to the public health, safety, morals, and general welfare of the community.	_____	_____
2. The use and value of the area adjacent to the property included in the Variance will <u>not</u> be affected in a substantially adverse manner.	_____	_____
3. The Variance will not interfere substantially with the County's Comprehensive Plan.	_____	_____

TO APPROVE THE VARIANCE, A MAJORITY OF THE BOARD MUST VOTE "AGREE" ON **ALL** OF THE FINDINGS.

Date: _____

(Signature of Board Member)

**BEFORE THE MIAMI COUNTY, INDIANA,
BOARD OF ZONING APPEALS**

Applicant: _____

BZA File #: _____

Parcel #: _____

Ballot for a Use Variance

(A Use Variance permits a use of a building or land in a district other than that prescribed by the Zoning Ordinance; the Variance does not follow the land, but expires when the applicant ceases to occupy the land or ceases to do business for which the Variance is approved)

IF YOU VOTE "**DISAGREE**" ON ANY OF THE FINDINGS, YOU WILL BE VOTING **AGAINST** THE VARIANCE:

<u>Findings</u>	<u>Agree</u>	<u>Disagree</u>
1. The Variance will <u>not</u> be injurious to the public health, safety, morals, and general welfare of the community.	_____	_____
2. The use and value of the area adjacent to the property included in the Variance will <u>not</u> be affected in a substantially adverse manner.	_____	_____
3. The need for the Variance arises from some condition peculiar to the property involved.	_____	_____
4. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the Variance is sought.	_____	_____
5. The Variance will not interfere substantially with the County's Comprehensive Plan.	_____	_____

TO APPROVE THE VARIANCE, A MAJORITY OF THE BOARD MUST VOTE "AGREE" ON **ALL** OF THE FINDINGS.

Date: _____

(Signature of Board Member)

MIAMI COUNTY PLAN/BUILDING COMMISSION

25 NORTH BROADWAY

COURTHOUSE - ROOM 105

PERU, IN. 46970

PHONE: 765-472-3901 EXT. #1213

CERTIFICATE OF OCCUPANCY

ID: 115 ILP: M28318 BCP: B68218 AGP: Date: 6/3/2019

First Name: MIAMI COUNTY HIGHWAY GARAG Last Name:

Address: 2180 N MEXICO ROAD City: PERU State: IN Zip Code: 46970-

Location Address: 200 N & N MEXICO ROAD Phone Number:

Parcel #: 52-08-08-400-006.001-012 Legal Description: PT SE 1/4 Township: JEFFERSON

Type Construction: HIGHWAY GARAGE Setbacks: 35.10.15

Footer: 8/1/2018 Final: 6/3/2019 Culvert: NA

Construction Design Release Required: YES

This is to certify that the construction for which this Permit was issued meets the minimum requirements for setbacks and is an authorized use for this property. This does indicate that the above structure has been built in accordance with the Codes as they apply.

Official's Signature:

Note:

**CERTIFICATE EXCLUDING CERTAIN DIVISION OF REAL ESTATE FROM
THE SUBDIVISION CONTROL ORDINANCE
OF MIAMI COUNTY, INDIANA**

This is to certify that _____ did on this _____ day of _____ 2019, file a petition with the Miami County Plan Commission to exempt the following real estate from filing under the Subdivision Control Ordinance of Miami County, Indiana.

From:

To:

Legal description of the property being divided:

Section: Township: North Range: Township: Total Acre:

That the division that has been divided from the following real estate:

Section: Township: Range: Township: Total Acres:

This division has been found to meet the requirement of Exemption 1 in Accordance with Chapter 8 of the Miami County Subdivision Control Ordinance.

This form along with other necessary documents shall be recorded together.

Name _____

Title _____

Date _____

VIOLATIONS

	PROPERTIES CHECKED	LETTERS SENT	PROPERTIES CLEANED UP
January	41	17	
February	49	2	
March	42/follow up	6	8
April	0	0	
May	0	0	
June			
July			
August			
September			
October			
November			
December			

PERMITS ISSUED

	2007	2008	2009	<u>2015</u>	<u>2016</u>	<u>2017</u>		<u>2018</u>		<u>2019</u>	
MONTH											
JAN				13	6	14	93%	8	57%	7	88%
FEB				9	12	7	129%	13	186%	6	46%
MARCH				14	15	15	93%	24	160%	26	108%
APRIL				24	17	12	200%	27	225%	23	85%
MAY				16	12	26	62%	36	138%	45	125%
JUNE				26	15	18	144%	24	133%		0%
JULY				36	14	21	171%	32	152%		0%
AUGUST				21	18	24	88%	36	150%		0%
SEPT				19	27	8	238%	16	200%		0%
OCT				19	17	17	112%	30	176%		0%
NOV				12	12	15	80%	10	67%		0%
DEC				14	5	16	88%	15	94%		0%
	19	17	8	223	170	162	95%	271	167%	107	39%

CONTRACTORS REGISTERED

MONTH	2015	2016	% from		2017 to		2018 to	
			2017	2016	2018	2018	2019	2019
JAN	32	6	32	533%	50	156%	14	28%
FEB	11	10	2	20%	13	650%	10	77%
MAR	4	6	17	283%	11	65%	14	127%
ARPI	11	2	3	150%	18	600%	23	128%
MAY	31	2	10	500%	7	70%	12	171%
JUNE	16	7	2	29%	13	650%		0%
JULY	7	3	17	567%	20	118%		0%
AUG	2	10	10	100%	17	170%		0%
SEPT	6	17	8	47%	3	38%		0%
OCT	4	7	2	29%	11	30%		30%
NOV	1	5	4	80%	21	525%		0%
DEC	5	42	3	7%	41	1367%		0%
						#DIV/0!		#DIV/0!
TOTAL	130	117	103	88%	225	218%	14	6%

	SPLITS	VARIANCES	SE
January	5		1
February	0		1
March	2		1
April	2		4
May	12		3
June			
July			
August			
September			
October			
November			
December			

Permit Dollars

	<u>2015</u>	<u>2016</u>		<u>2017</u>		<u>2018</u>		<u>2019</u>	
January	\$ 2,632.42	\$ 275.40	10%	\$ 1,598.42	580%	\$ 1,425.04	89%	\$ 2,580.12	181%
February	\$ 556.80	\$ 3,304.80	594%	\$ 734.60	22%	\$ 2,368.64	322%	\$ 1,291.20	55%
March	\$ 1,593.94	\$ 2,321.50	146%	\$ 2,416.29	104%	\$ 3,163.58	131%	\$ 2,814.00	89%
April	\$ 1,979.38	\$ 1,630.70	82%	\$ 4,924.48	302%	\$ 2,872.01	58%	\$ 2,207.18	77%
May	\$ 3,177.39	\$ 2,019.96	64%	\$ 3,302.60	163%	\$ 3,955.58	120%	\$ 3,316.08	84%
June	\$ 3,027.60	\$ 2,416.30	80%	\$ 2,512.67	104%	\$ 2,056.78	82%		0%
July	\$ 3,605.27	\$ 1,183.96	33%	\$ 2,214.32	187%	\$ 2,158.95	97%		0%
August	\$ 200.62	\$ 4,031.38	2009%	\$ 3,312.26	82%	\$ 5,337.02	161%		0%
September	\$ 2,698.88	\$ 6,237.14	231%	\$ 3,375.96	54%	\$ 1,405.11	42%		0%
October	\$ 3,001.40	\$ 2,749.77	92%	\$ 735.00	27%	\$ 2,981.33	406%		0%
November	\$ 826.80	\$ 1,879.48	227%	\$ 1,701.96	91%	\$ 1,461.50	86%		0%
December	\$ 1,072.30	\$ 270.00	25%	\$ 1,684.79	624%	\$ 824.12	49%		0%
	\$ 24,372.80	\$ 28,320.39	116%	\$ 28,513.35	101%	\$ 30,009.66	105%	#####	41%

INSPECTIONS

HOURS IN INSPECTI			HOURS IN INSPECTI			HOURS IN INSPECTI			HOURS IN INSPECTI		
DATE	OFFICE	ONS	DATE	OFFICE	ONS	DATE	OFFICE	ONS	DATE	OFFICE	ONS
January			February			March			April		
2	6	1	1		2	1	5	1	1	3	4
3	7		4	2	9	4	6		2	2	5
4	2	5	5	7		5	3	2	3	4	1
7	2	11	6	6	2	6	3	2	4	7	0
8	6	1	7	3	7	7	3	4	5	4	3
9	4	4	8	6		8	4	1	8	2	2
10	7		11	2	4	11	1	8	9	2	3
11	7		12	off		12	6	0	10	2	6
14	5	2	13	off		13	4	1	11	2	7
15	6		14	7		14	4	2	12	1	1
16	1	7	15	1	5	15	1	6	15	1	5
17	5	2	18	holiday		18	2	5	16	1	9
18	6		19	11/class		19	2	6	17	1	11
22	7		20	11/class		20	11/class		18	1	5
23	3	3	21	1	6	21	4	1	22	2	5
24	3	6	22	3	4	22	2	6	23	1	8
25	4		25	5	3	25	2	8	24	2	6
28	7		26	3	2	26	1	6	25	4	4
29	7		27	5		27	5	2	26	5	2
31	6		28	4		28	2	6	29	2	6
TOTAL	101	42	Total	77	44	29	6	0	30	6	0
						Total	66	67	Total	66	93

IMPROVEMENT LOCATION PERMIT APPLICATION

PARCEL#: _____ DATE _____
PROJECT LOCATION: _____ CITY: _____ ZIP: _____
ADDRESS IF DIFFERENT FROM MAILING _____
SUBDIVISION: _____ LOT#: _____
SECTION: _____ TOWNSHIP#: _____ RANGE: _____ TOWNSHIP: _____
SEPTIC PERMIT#: _____ ZONED: _____ FLOOD MAP#: _____ CULVERT: _____

PROPERTY OWNER NAME: _____ PHONE: _____
MAILING ADDRESS: _____ CITY: _____ ZIP: _____

PROPOSED WORK: NEW CONSTRUCTION _____ ADDITION _____ REMODEL _____ OTHER _____
PROPOSED USE: _____

TOTAL SQUARE FOOTAGE: _____
1ST FLOOR _____ 2ND FLOOR _____ 3RD FLOOR _____
FINISHED BASEMENT _____ UNFINISHED BASEMENT _____ CRAWL SPACE _____
GARAGE/CARPORT: ATTACHED _____ DETACHED _____
MANUFACTURED HOME VIN# _____

GENERAL CONTRACTOR: _____ PHONE: _____
MASONRY CONTRACTOR: _____ PHONE: _____

ESTIMATED CONSTRUCTION COST: \$ _____

THIS IS NOT A PERMIT.

A VALID AND SIGNED PERMIT MUST BE ISSUED BY AN AGENT OF THE MIAMI COUNTY PLAN/BUILDING COMMISSION BEFORE ANY WORK IS STARTED.

Estimated Construction Cost: \$ _____ ILP Fee: _____
Building Permit: \$ _____ x _____ sq ft = \$ _____ BC Fee: _____
Other Fees: _____ Other: _____

Total Fees Due: _____ Total: \$ _____

MIAMI COUNTY PLAN/BUILDING COMMISSION

OFFICE: 765-472-3901 Ext. 1291

INSPECTIONS: 765-475-6282

★ ★ REQUIRED INSPECTIONS ★ ★

CALL THE NUMBER ABOVE TO SCHEDULE INSPECTIONS. DO NOT CALL THE OFFICE.

INSPECTIONS WILL NEED A MINIMUM OF A 24 HOUR NOTICE

-
1. Temporary Electrical Service NOTES _____
(For construction purposes only)
 2. Footing Inspection (prior to concrete) NOTES _____
 3. Foundation Inspection (prior to backfill) NOTES _____
 4. Roofing (prior to felt) NOTES _____
 5. Roofing (after shingles) NOTES _____
 6. Framing Inside (prior to insulation) NOTES _____
 7. Mechanicals (prior to insulation) NOTES _____
 - ___A. Rough-In Electric prior to installation of insulation or drywall
 - ___B. Rough-In Heating prior to installation of insulation or drywall
 - ___C. Rough In HVAC prior to installation or drywall
 - ___D. Rough-In Plumbing prior to installation of insulation or drywall
 - ___E. Smoke Detection prior to installation of insulation or drywall
 - ___F. Fire Blocking prior to installation of insulation or drywall
 8. Permanent Electric Service NOTES _____
 9. Drywall Inspection (before any finishing) NOTES _____

Shall be conducted in accordance with the procedures outlined in the following publications that are in effect:
International Building Code, International Residential Code for One & Two Family Dwellings, along with the applicable
Indiana Amendments and appropriate Miami County Ordinances.

No work shall proceed, on any part of a parcel or structure, beyond the point indicated by each successive inspection
without first obtaining the approval of the appropriate inspector as marked on inspection form. Doing so shall constitute
the assignment of possible delays and citations.

Any changes or deviations on the project from the original application, scope, and/or plans submitted shall not be done
without first submitting proper applications, modified plans, and change of scope to the Plan/Building Commission office.
These changes must be approved in writing by either the Zoning Administrator/Building Commissioner or by the Building
Inspector and may require additional plan review, new permits, and/or possible additional costs.