

Owner / Applicant Information

Jerry E McClure
JP McClure Enterprises, LLC
5054 NORTH US ROUTE 31

PERU IN 46970

Phone 3176950889

Email JMCCLUREERI@YAHOO.COM

Project Information

185 Madison Ave
185 Madison Ave

Peru 46970

County MIAMI

Project Type New ☐ Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☒

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ No Has Violation been Issued? ☐ No

Violation Issued by: NA

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 12-4-11 Change of Occupancy or Use of Existing Buildings
12-4-11(b)

Conditions:

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts:

History of building included radio manufacturer for Vietnam War, then by Nixon Printing to print local newspaper, and American Stationary to print commercial printing products. Past owner used space for production of their product(s) and had employees working in this area. JP McClure Enterprises, LLC purchased this building in April of 2020 and will be using the building for warehousing. JP McClure Enterprises, LLC will have a minimum number of people in the building - from 8 am to 5 pm usually 1 person, from 5 pm to 9 pm an average of 3-5 people. There are (5) Manway doors for exits and (3) overhead doors for exits. There are also (10) Windows that could be broken and used for exits in case of an emergency.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐

Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☐

Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☒

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

Monthly Peru Utility Invoice for supporting a Sprinkler System is \$132.00/mo. The current software to monitor the Sprinkler System is outdated and would cost between \$1700.00 - \$4700.00 to update. Internet would have to be installed to work with updated software, and then there would be a month fee of \$42.00/mo to \$56.00/mo to monitor the system. The other cost include the Annual Sprinkler System Inspection (\$150.00/yr), the Five Year Inspection (\$850.00), and then the cost to maintain the system that is estimated at 50 years of age.

Variance Details

Code Name: Other Code (Not in the list provided)
901.3, 2014 IBC

Conditions: The code requires sprinkler system and as the new owners, JP McClure Enterprises, our request is to remove the current system as we the building is being converted from production space by previous owner(s) to warehouse space. Requesting to remove non functional sprinkler system.

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