Owner / Applicant Information

Shelby A Long
Mini & Me LLC
211 E WALNUT STREET
3785 N COUNTY ROAD 295 W
NORTH VERNON IN 47265

Phone 8127187229

Email SHELBYEARNHART@YAHOO.COM

Project Information

Mini and Me
211 E Walnut Street

North Vernon 47265

County JENNINGS

Project Type New [ ] Addition [ ] Alteration [ ] Existing [ ] Change of Occupancy [Y]

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: [8123523005] Email: [mshepherd@jenningscounty - in.gov]

Local Fire Official

Phone: [8123523005] Email: [mcole@northvernon - in.gov]

Variance Details

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

Conditions: The location used to be a furniture store, it was mercantile. This space will now be operating as Mini & Me, which will be an interactive play space for parents to bring their children. Not a daycare, parents will always be present.

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: Changing the occupancy of the building will not harm or endanger the safety of anyone. The fire chief has said the occupancy as 49, due to only having one exit. There currently is not a sprinkler system, but due to the age of the building, I don't think it would be beneficial. The cost alone for a sprinkler system is astounding and the value of the building isn't worth that amount. This would pose an undue hardship to the owner of the building and myself as a renter. I have looked into alternative forms of safety and bringing the building up to be as safe as can be.

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.

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

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

Facts: The cost of a sprinkler system is far more than the cost of the actual building. This building is also very old and to put in a system like this may impact the historical value of the building.

According to the 2025 Jennings County assessment, the assessed value of the building improvements is $69,400, exclusive of land value. Based on typical retrofit costs of $10¿$20 per square foot for fire suppression systems in older commercial structures, the estimated cost of compliance ranges from approximately $47,000 to $94,000, with potential to approach $100,000 when accounting for engineering, permitting, restoration of historic finishes, and existing infrastructure limitations.