



Application for a Zoning Permit

City of Peru Building & Zoning
35 S Broadway, Peru, IN 46970
Phone: 765-473-4881
www.cityofperu.org

For Staff Use Only

Submittal Date:	
Complete Date:	
Fee:	Staff:
Case #	

VARIANCE APPLICATION ORD 151.046

	VARIANCE	Ord 151.046
<input type="checkbox"/>	ALLEY CLOSING	*PETITION TO CLOSE AN ALLEY
<input type="checkbox"/>	AREA VARIANCE	*USE OF LAND NOT ALLOWED BY CURRENT ZONING DUE TO SIZE
<input type="checkbox"/>	FENCE VARIANCE	*OVER 6' IN BACK/SIDES, OVER 4' IN FRONT
<input type="checkbox"/>	REZONING	*ASSIGNING A NEW ZONING TO LAND OR PROPERTY.
<input type="checkbox"/>	SET BACK VARIANCE	*WAIVER OF SETBACK REQUIREMENT OR HEIGHT RESTRICTION IN CODE.
<input type="checkbox"/>	SPECIAL EXCEPTION	
<input type="checkbox"/>	USE VARIANCE	*USE OF LAND FOR A PURPOSE NOT ALLOWED BY CURRENT ZONING

APPLICANT INFORMATION

APPLICANT NAME: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

PROPERTY OWNERS _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

PRIMARY POINT OF CONTACT: APPLICANT OWNER

PROPERTY INFORMATION

ADDRESS OR PROPERTY LOCATION: _____

LEGAL DESCRIPTION OF PROPERTY: _____

PARCEL ID# _____

SECTION: _____ TWP #: _____ TOWNSHIP: _____ RANGE: _____

FLOODPLAIN ZONING: _____

CURRENT PROPERTY ZONING: _____

VARIANCE DETAILS

	VARIANCE	Ord 151.046
	ALLEY CLOSING	
	Parallel borders of alley to be closed:	_____
	Perpendicular borders of alley to be closed:	_____
	Bordered to the North by :	_____
	Bordered to the South by:	_____
	Bordered to the East by:	_____
	Bordered to the West by:	_____
	REASON FOR CLOSURE:	_____

*A legal notice will be printed in the Peru Tribune no later than 10 days before the scheduled meeting. The Zoning Administrator will present it to the Planning/Zoning Board. If approved, the Zoning Administrator will present it to the Peru City Council. If the Council passes the request, the alley closing will be assigned an Ordinance Number. This will need to be taken to the courthouse to be recorded.

	AREA VARIANCE	*Use of land in a manner which is not allowed by the dimensional or physical requirements of the current zoning regulations.
	FENCE VARIANCE	*Over 6' in back/sides, over 4' in front. See setback regulations.
	REZONING	*Assigning a new zoning to land or property.
	SET BACK VARIANCE	*Waiver of a setback requirement or height restriction in the code.
	SPECIAL EXCEPTION	
	USE VARIANCE	*Use of land for a purpose which is typically not allowed by current zoning regulations.

DESCRIPTION OF REQUEST: _____

NOTES: _____

SETBACK REGULATIONS

NEW HOUSE/PRIMARY USE:

FROM

PRIMARY STREET:	SECONDARY STREET:	LOCAL STREET:
Front: 25'	Front: 35'	Front: 25'
Back: 45'	Back: 45'	Back: 45'
Sides: 10'	Sides: 10'	Sides: 10'

****Attached garage would have the same setbacks as a house**

****Attached decks would have the same setbacks as a house**

SHED OR GARAGE/ACCESSORY USE:

FROM

PRIMARY STREET:	SECONDARY STREET:	LOCAL STREET:
Front: 50'	Front: 35'	Front: 25'
Back: 5'	Back: 5'	Back: 5'
Sides: 3'	Sides: 3'	Sides: 3'

****Accessory building must be 6' from the house.**

****Setback: Downtown Areas:** The downtown area shall be defined as any parcel that is located from the center of 8th Street to the center of Franklin Street and from the center of Wabash Street to the center of Miami Street.

NEW HOUSE/PRIMARY USE:

FROM

PRIMARY STREET:	SECONDARY STREET:	LOCAL STREET:
Front: 10'	Front: 10'	Front: 10'
Back: 10'	Back: 10'	Back: 10'
Sides: 0'	Sides: 0'	Sides: 0'

SHED OR GARAGE/ACCESSORY USE:

FROM

PRIMARY STREET:	SECONDARY STREET:	LOCAL STREET:
Front: 50'	Front: 35'	Front: 25'
Back: 5'	Back: 5'	Back: 5'
Sides: 3'	Sides: 3'	Sides: 3'

RESIDENTIAL FENCES: (no permits needed)

18" from sidewalk & alley

Poles must have 3' depth

Side fences 1" inside property with posts on your property

Owner's side (fence facing out)

Not over 6' high in back & sides

Not over 4' high in front (if set back behind the front of the house, ok for 6')

INDUSTRIAL FENCES:

Light- 6' fence

General – 8' fence

****Must have privacy or chain fence.**

Building & Zoning Department
Phone: 765-473-4881 Ext. 127
Fax: 765-472-5815
Email: sleffler@cityofperu.org

APPLICANT SIGNATURE/OFFICE REVIEW

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF PROP OWNER: _____ DATE: _____

SIGNATURE OF ZONING ADMIN: _____ DATE: _____

LEGAL NOTICE PUBLISHED IF HEARING
NEEDED: _____ DATE: _____

PLANNING & ZONING COMMISSION IF NEEDED

APPROVED BY P & Z: YES NO DATE: _____
CIRCLE ONE

REASON FOR DENIAL (IF APPLICABLE): _____

CITY COUNCIL IF NEEDED

APPROVED BY COUNCIL: YES NO DATE: _____
CIRCLE ONE

REASON FOR DENIAL (IF APPLICABLE): _____

CASE NOTES: _____
