

Owner / Applicant Information

Kanagy Eric
Pizzeria Venturi, LLC
119 E LINCOLN AVE.

GOSHEN IN 46528

Phone 5748498881

Email ERIC@REDPOST.CO

Submitter Information

Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

DOUGLAS L GRAHAM
Barr Design Group, LLC
502 S Main St.

Goshen IN

Phone 5745346531

Email doug@barrdesigngroup.com

Project Information

Pizza Venturi LLC Remodel
119 E Lincoln Ave

GOSHEN IN 46528

County ELKHART

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

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

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

Violation Issued by: NA

Local Building Official

Phone: 5745341811

Email: buildingoffice@goshencity.com

Local Fire Official

Phone: 5745341811

Email: kimwhitehead@goshencity.com

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IMC Sec. 507.2

Conditions: A site-built wood-fired bread oven will not have a Type I hood.

The project involves remodel and conversion of an existing 1st floor tenant space with a new commercial kitchen. The kitchen area is a single story and is separated from the rest of the building with a 2-hour fire barrier.

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: 1. The oven uses natural draft ventilation with a chimney rather than a hood system.
2. The oven will only be used for bread-baking and will not produce grease-laden vapors.
3. Removing the direct vent and installing a Type I hood may decrease the safety of the installation. The high temperatures inside the oven could cause creosote to quickly build up in the exhaust duct, increasing the fire hazard.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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

☐ Y

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.

☐

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

Facts: Imposition of the rule will result in excessive cost of installing a hood system as well as potential decreased fire safety. The direct vent method is commonly used on wood-fired ovens.