

Owner / Applicant Information

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Project Information

Ollie's Bargain Outlet
71A Pine Lake Ave

LAPORTE OH 46350

County LAPORTE

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: 2193622327

Email:

NMINICH@CITYOFLAPORTE.COM

Local Fire Official

Phone: 2193622327

Email:

andy.snyder@laportefire.com

Variance Details

Code Name: 675 IAC 12-4-12(f)
2014Indiana B.C. section 503.1

Conditions: The existing shopping center doesn't meet the current code; it was built in 1989. And the addition of the small truck service enclosure adds to the non-compliance. Under the current code, it's not an unlimited area building (507) because it is not fully sprinklered & surrounded by open public ways 40 or 60' wide. It is not a separated mixed use building (508) because it doesn't meet the sum of the ratios provision. It cannot be considered separate buildings on the same lot (503.1.2) because there are no known fire walls in use.

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: The alternative action is to create a new 'fire area' for the non-sprinklered stock room by adding 3 hour rated 'fire barrier' assemblies to both demise walls. As a new 'fire area', the alteration will make the building more safe than currently exists. The 400sf truck service enclosure (addition) is open air like a canopy and all steel & aluminum construction and therefore has a negligible impact to the over-all area non-compliance.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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.

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

Facts: The only way to make the shopping center compliant with current code would be to construct fire walls, thereby making separate buildings that meet the area limitations. Adding fire walls:
-Imposes major disruption of the building structure to build the walls.\n-Imposes major operational problems with use because it takes up additional square footage altering existing occupied tenant spaces.
-Imposes excessive costs due to the two reasons above.