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Project Information

Greene-Sullivan S.F.Campground Cabins  
2551 S SR 159

DUGGER IN 47848

County GREENE

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:  Email:

Local Fire Official

Phone:  Email:

Variance Details

Code Name: Other Code (Not in the list provided)  
2010 IECC (675 IAC 19) 4.1.1.1

Conditions: the rustic cabin does not have heating, ventilation, air conditioning, or inside plumbing. cabins do not have insulation or energy efficient envelopes as would be required by the energy code.

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
- ☐ 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 rustic Cabins will be located in the primitive campground. Cabins will be provided without heating or cooling as shelter for campers to enjoy during the camping season. These capers are equipped to withstand the prevailing weather conditions. The cabins will be provided with ceiling fans and screen windows and door.

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

Facts: The rustic cabin with an interior space of 270 square feet will offer more freedom and protection from the elements than other forms (tent) of shelter. Providing HVAC, Energy efficient envelope, and Plumbing, in a cabin in the primitive campground would cause major operational problems for he property personnel in renting the cabins. Providing HVAC, energy efficient envelope, and plumbing in a cabin intended for use in the primitive campground would result in undue hardship doe the excessive cost of additional construction elements. Sanitary and water is presently provided as required by code for the campground facility.

Variance Details

Code Name: 2014 IBC  
903.2.8

Conditions: 

The rustic cabin do not have heat or plumbing. No provisions for sprinkler fire protection as required by code.

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

2

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: 

A combination electric (with battery back-up) smoke detector/carbon monoxide detector will be installed per code to warn the guest to exit the cabin.

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.

☐

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

Facts: 

The rustic cabin with an interior space of 270 square feet will offer more freedom and protection from the elements than other forms (tents) of shelter. The cabin will be equipped with the hardwired combination smoke/carbon monoxide detector for the safety of the guest. Including a sprinkler system would require a hear source, water source, and inside plumbing. Sanitary and water is presently provided as required by code for the campground facility.

