

Owner / Applicant Information

Sister Mary E Goeller  
Nazareth Home  
4301 ELM STREET

EAST CHICAGO IN 46312

Phone 2199478564

Email MGOELLER@ANCILLA.ORG

Submitter Information

justin hutton  
Hutton & Hutton Architects & Engineers  
6832 Calumet Avenue

Hammond IN

Phone 2199322050

Email jhutton@hhaes.com

Designer Information

William P Hutton  
Hutton & Hutton Architects & Engineers  
6832 Calumet Avenue

Hammond IN

Phone 2199322050

Email info@hhaes.com

Project Information

Nazareth Home  
4301 Elm Street

East Chicago IN 46312

County LAKE

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

IBC 2012, Table 503

Conditions: We are requesting to allow an I2 Occupancy Classification in Type VB construction. Nazareth Home has functioned as a licensed foster home since April 1993 and has provided a much needed and valued service to over 200 children of Lake County, Indiana. The Structure is housed in a 2,474 SF brick veneer home and is continuously staffed with trained personnel.

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. Nazareth home has been in operation for over 25 years and has provided care for over 200 children without incident.  
2. Nazareth is fully equipped with smoke detectors in every room and on each floor.  
3. Nazareth Home has provided 3 separate means of egress systems.  
4. Nazareth Home provides at least 2 vigilant and trained staff on a 24/7 basis.  
5. Nazareth Home staff have regular fire drills and are trained to be extremely vigilant and aware.  
6. Nazareth Home is fully equipped with emergency lighting and illuminated exit signs.  
7. Nazareth Home provides fire extinguishers on each floor and in the kitchen.  
8. Nazareth Home has met all the requirements for Group Home status from both the Indiana Department of Health and the Indiana Department of child Services.  
9. The maximum occupancy would be only 8 fully supervised children under the age of 6 making the likelihood of an emergency situation rare.  
10. In the extremely unlikely emergency situation evacuation of the structure would occur in less than 3 minutes due to the numerous exits and trained staff.

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.

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: 1. Converting Nazareth Home to type VA construction would require the structure be vacated during a prolonged construction period. Many of the children would likely be required to be placed in a hospital or other institutional care facility, depriving them of the loving care they now receive..  
2. The work involved in converting to Type VA construction would require modifications to each room and be extensive in nature.  
3. The costs would likely exceed \$35,000 and would far outweigh the benefits.

