

Owner / Applicant Information

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Project Information

Historic Wollenmann House

1150 Main Street

Ferdinand IN 47532

County DUBOIS

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

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

IDHS Issued Correction order? ☐ yes Has Violation been Issued? ☐ No

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name:

675 IAC 12-13-3(e)

Conditions:

This existing historically significant home was renovated in 2014. It was converted to an "M" occupancy on the first floor, and at that time the second floor was going to be used for office (B Occupancy). The owner now has a new tenant, the first floor will continue to be used as an "M" occupancy, and the tenant wishes to reside on the second floor. Which would change the second floor ("B" occupancy) to a dwelling unit. 12-13-13(e) allows for a single family dwelling to be converted to a mixed used group m/single family dwelling. We are requesting this variance to allow the mixed use M/single family dwelling without adding occupancy separations and a sprinkler system.

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:

If the project had originally, (in 2014) been submitted as a mixed use group "M"/single family dwelling it would have been permitted. As per IAC 12-13-3 (e).

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. Required fire resistive separations between a "R" and "M" occupancy would be very costly to accomplish due to first floor having been totally renovated. Installing a sprinkler system to provide coverage for entire building would cost approximately \$16,000. The installation of a sprinkler system and any required fire resistive separations would alter the architectural features and character of the interiors.