

Owner / Applicant Information

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Project Information

Platos Court Renovations
2036 N Walnut Street

BLOOMINGTON IN 47408

County MONROE

Project Type New Addition Alteration Existing Change of Occupancy

Project Status F F=Filed U or Null=Unfiled

IDHS Issued Correction order? Has Violation been Issued? yes

Violation Issued by: LBD

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1029

Conditions: The project involves a renovation of existing 2-story apartment buildings. As a part of the renovation the layout of the apartments was rearranged and an additional bedroom was added to the units. The existing windows in the newly created bedrooms do not comply with all of the requirements for emergency escape and rescue openings. See attachment for the window dimensions and where the windows fall short of complying. See drawings for window locations.

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

1

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: There are existing bedrooms with windows that are the same size as the windows in the newly created units.

The windows all fall short in one of the three required dimensions, but exceed minimum requirements in the other required dimensions. All windows comply with the maximum sill height. See attachment.

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: It is a cost hardship to replace the existing windows with complying ones. The 1st floor windows are in a brick wall and the 2nd floor windows are in dormers, so replacing them is difficult and costly. There would also still be existing bedrooms that had the same windows the newly created bedrooms do.