

Owner / Applicant Information

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Redemption House  
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Submitter Information

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Project Information

Redemption House  
426 E. Wayne Street

Fort Wayne IN

County ALLEN

Project Type New  Addition  Alteration  Existing  Change of Occupancy  Y

Project Status  U 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)

GAR 675 IAC 12-13-3

Conditions: A 3-story single-family dwelling will be converted to a R-3 Occupancies, congregate living (nontransient) with 16 or fewer occupants. Rule 13, GAR, permits conversion to an R-2 Occupancy (congregate living for more than 16 occupants), but not to an R-3 Occupancy. The variance request is to permit the Rule 13 conversion to the uses described.

The existing building, constructed around 1888, is Type VB Construction, and 3 stories. The 1st floor is approximately 1,375 square feet, the 2nd floor is approximately 1,411 square feet, and 3rd floor is approximately 844 square feet.

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. The building will otherwise comply with the requirements of Rule 13.
- 2. This has been reviewed with the local building and fire officials and they are not opposed to the variances.
- 3. Similar variances have been approved to allow buildings to be converted using Rule 13 that exceed 3,000 sq.ft.

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.

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.

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:

Rule 13 is permitted for a conversion to R-2 Occupancy (congregate living for more than 16 occupants), but not to an R-3 Occupancy (congregate living for 16 or less). Imposition of the rule would prohibit the proposed Rule 13 conversion for a smaller facility than permitted by the strict application of the rule.

Variance Details

Code Name: Other Code (Not in the list provided)

GAR 675 IAC 12-13-2(b)(1)

Conditions: A 3-story single-family dwelling will be converted to a R-3 Occupancies, congregate living (nontransient) with 16 or fewer occupants. The building will be evaluated using Rule 13, Conversion of Existing Buildings, to comply with the change of use rules of the GAR. The variance request is to permit the total building area to exceed 3,000 square feet. The actual building area is approximately 3,630 square feet.

The existing building, constructed around 1888, is Type VB Construction, and 3 stories. The 1st floor is approximately 1,375 square feet, the 2nd floor is approximately 1,411 square feet, and 3rd floor is approximately 844 square feet.

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: 1. The building will otherwise comply with the requirements of Rule 13.

2. This has been reviewed with the local building and fire officials and they are not opposed to the variances.

3. Similar variances have been approved to allow buildings to be converted using Rule 13 that exceed 3,000 sq.ft.

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.

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

Facts: This is a historic home the owner's undue hardship is the cost as well as the modifications necessary to the historic home in order to comply using chapter 34.

