

Owner / Applicant Information

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WESTFIELD IN 46074

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Project Information

Collective Beauty
136 E Main St

Westfield 46074

County HAMILTON

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: 2014 IBC
1109.2

Conditions: We are remodeling a building on the historical register in Westfield for use as a beauty salon. It is a small building and was an art gallery prior. The state has assessed this property in the past and exempted it from handicapped accessible statutes because it would alter the natural beauty of the building (wheelchair ramps, widening of doors, etc). The

entire structure is small and to create a handicapped restroom would require extensive inner and exterior reconstruction that would not only be a financial hardship but would destroy the functionality and work space of the inner salon. The building would not be the same beautiful building were that to be performed. We are asking for a variance from the handicap codes for this new business with respect to extensive and costly remodeling in order to satisfy the building of the handicap accessible structures

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:

We are only making small modifications to the building to create more business space for beauty salon type activities. we are making no significant structural changes except some drywall dividers, plumbing and minor electrical changes. We have changed a site of a toilet due to the space being cramped and now is larger and more accommodating. Even with these changes, the bathroom area is still small. All plumbing changes and electrical changes were done using experienced contractors to bring the changes up to code

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.

Y

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

Facts:

The building is part of the Westfield Historic District with boudaries of Penn St on the north, Walnut st on the east, Park st on the south and and Camilla st on the west which includes the west side of Union street. This is per the Westfield Preservation Allianceand the Indiana Dept of Natural Resources

We are merely converting a small house to a business in a thriving community. We are committed to maintaining the beauty of the part of Westfield in which the house stands. In no way do we wish to not represent any segment of our community but making this handicap accessible is simply not possible AND this structure was given a waiver in the past when it was assessed by the state due to the nature of building itself. There exists a beautiful wooden stairwall with stone walls that are naturally narrow and make a right angle turn to go the second floor. All of the doorways are narrow and very old and very beautiful. A wheelchair would not be able to naturally move through the structure without gross modifications.

Variance Details

Code Name: 1989 Indiana Building Code (675 IAC 13-2.1)

1109.2

Conditions: We are remodeling a beautiful historic home in Westfield for a beauty salon. It is in a historic district and the home is small. 2 prior businesses have used this home in the past and were not required to have handicapped restrooms due to the size of the home. This home has a beautiful stone staircase that would not allow for a handicap ramp and the doorways are small as is the hallway to the restroom. The restroom is also quite small and cannot accommodate a wheelchair. The upstairs has a beautiful staircase that takes a right angle turn with beautiful wooden steps but no possibility for a handicap access. There is no lift. Making this handicap accessible would be prohibitively expensive and destroy the natural beauty of the home

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