

Owner / Applicant Information

Brandon Gerber
BCG Capital LLC
112 N MARION ST

BLUFFTON IN 46714

Phone 2602739850

Email BRANDON.C.GERBER@NM.COM

Designer Information

Cale Jacobs
CJ Engineering
6807 Catamaran Dr.

Huntsville OH

Phone 9375398820

Email cjengineering@embarqmail.com

Project Information

112 N Marion St Remodel
112 N. Marion St

BLUFFTON 46714

County WELLS

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? ☐

Violation Issued by: NA

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 2014 IBC
903.2.8

Conditions: 2014 Indiana Building Code.

This building has a main-level, an unfinished basement, and an upstairs. Our project is changing the upstairs (nearly 2,000 sq ft) from commercial use office space from the prior owner to a 3-bedroom apartment.

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

2

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 adding many windows to the upstairs as well as keeping the fire-rated floor with the concrete between the two floors.

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: We already incurred the acquisition cost of the building, the demo costs for the upstairs, and the material and labor for the remodel of the upstairs. The unnecessary and high cost for a sprinkler system makes this project nearly impossible to complete. We are adding windows and keeping the fire-rated floor with the concrete between the two floors and are asking that we are not required to pay for a sprinkler system as well.

Variance Details

Code Name: 2008 Indiana Building Code (675 IAC 13-2.5)
903.2.8

Conditions:

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

☐ 2

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 putting in many windows in the upstairs as well as keeping the fire-rated floor with the concrete between the main level and upstairs.

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: We already have the acquisition cost of the building, the demolition of the upstairs, and the material and labor for the remodel. Since we are installing windows and keeping the fire-rated floor with the concrete between the two floors there is no adverse consequence to public safety by applying for this variance so that we are not required to install a sprinkler system in the building. The additional cost of a sprinkler system would make this project nearly impossible to complete due to large and unnecessary additional costs.

