

Owner / Applicant Information

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30 N GOULD

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Project Information

509 W High St  
509 W High St

Elkhart 46516

County ELKHART

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: 12-4-12 Existing Buildings; Additions or Alterations

Conditions:

building to get our current application approved and allow us to move forward with the renovations to the rest of the building. Once the rest of the building is complete, we can submit a new application with professional plans to construct a new set of rear stairs.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1

1=Non-compliance with the rule will not be adverse to the public health, safety or welfare.  
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:

As discussed with Shawn, we would be able to complete the building in full other than the stairway. Once complete, we would be able to rent all of the units other than the 2 that require that rear stairway. We will also provide fire extinguishers in the hallways to keep in compliance with local and state regulations.

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:

Please understand that we are not a large company and simply a couple of guys trying to make it and investing in a community in the great state of Indiana. We are taking a building that has been an eyesore in the community for many years and creating much needed housing. We are over budget and being forced at this point to start over on our entire application with a design professional would sink this project. As such we request this variance to allow our current application to be approved while deferring the stairway a few months and submitting that in the new year once the rest of the renovations have been completed.

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations

Conditions: One of two rear exterior stairs leading from the second floor to ground level has been previously removed and needs to be replaced. Per our conversation with Shawn in the office, he has suggested a variance whereas we would board up the doorway at the rear of the building to get our current application approved and allow us to move forward with the renovations to the rest of the building. Once the rest of the building is complete, we can submit a new application with professional plans to construct a new set of rear stairs.

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