

Owner / Applicant Information

Viola Brock

5238 STATE ROAD 158

BEDFORD IN 47421

Phone 8122781875

Email BROCKVIOLA80@GMAIL.COM

Designer Information

xxx

Phone

Email

Project Information

bakery

5238 State Road 158

Bedford 47421

County LAWRENCE

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: GAR  
12-13-3(a)

Conditions: We are converting a detached residential garage into a small bakery

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: The building is small and easily exited with three doors to the outside. All three doors are at ground level and have no steps. The kitchen walls and ceiling are all white metal and easily cleaned and fire resistant. The floors are epoxy painted and sealed. It is a small building that can be easily maneuvered in and we know it very well. The well equipped local fire department is .2 miles from the building location and can respond very quickly. The people we will be serving are from our small local community and our family and friends. We will do everything we can to serve them well and look out for their safety and well being. Also we will be installing fire extinguishers and smoke alarms.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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.

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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: The building that we have suits the purpose very well, it is not extravagant but it is a solid building that we can serve the community well while fulfilling our dreams of having a small bakery. We do not own a large amount of land or have unlimited resources to build another building. If we were to have to build another building it could easily cost 75,000 to 100,000 dollars to put it up. We are working class family that are trying to create something we and the community can enjoy. We are hoping our business venture will help the local economy and give the people here a place to be proud of. We and our family members have put countless hours into this project, there is no other way we could make this happen except to use what we have.

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