

Owner / Applicant Information

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Project Information

Alpha Systems Beck Drive North Addition
5120 Beck Dr.

Elkhart IN 46516

County ELKHART

Project Type New ☒ Y Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ U 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: Other Code (Not in the list provided)

507.3, 2014 IBC

Conditions: A new fully sprinklered one story S-1 storage building constructed of Type II-B construction will be designed as an unlimited area building with 60 feet of yard on all sides except the west side. The west exterior wall of the building will be 15 feet from the current property line. The code requires a minimum of 60 feet of yard entirely around the building.

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 owner is currently in a five year contract to purchase the property to the west (Tract III) (See Plan C1.2). The land purchase contract will not be final until January 1, 2023. The 60 feet of required yard space adjacent to the west exterior wall will be provided. Existing mobile home on the property being purchased will be remove.
2. The building will be fully sprinklered.

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.

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

Facts:

The owner's undue hardship involves the contractual requirements of the land purchase agreement to allow the current 5 year lease to expire and the increase construction cost to delay the project.