Owner / Applicant Information

Thomas McAndrew

2466 BUDD ROAD

NEW ALBANY IN 47150

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Project Information

Dome Structures
2466 Budd Road

New Albany

County FLOYD

Project Type New [Y] Addition [ ] Alteration [ ] Existing [ ] Change of Occupancy [ ]

Project Status [U] F=Filed U or Null=Unfiled

IDHS Issued Correction order? [ ] Has Violation been Issued? [No]

Violation Issued by: NA

Local Building Official

Phone: 8129817611 Email: klang@floydcounty.in.gov

Local Fire Official

Phone: 8129817611 Email: C.KOEHLER@MEWALBANYFIRE.COM

Variance Details

Code Name: Other Code (Not in the list provided)

675 IAC 12-6-11(b)

Conditions: A dome tent is proposed for a Bed and Breakfast use. Two are to be constructed using steel tubing covered by the Sunshield fabric. The floor area for each dome is 426sf.

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

[1]

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: Request is for a Development Standards variance in regards to the Floyd County Zoning Ordinance. Page 39, Section 4.09, indicates that a primary structure is required to be 950 SF minimum. The Dome Structures are 426 SF and will be located on a site that can¿t support a full septic system, so they will have a dedicated holding tank. The intended use would be for short term rental with a single open room concept that limits the number of people staying at any single time.

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.

[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.

[ ] 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 request is due to the Floyd County zoning requirements. Building a conventional, permanent structure would be too costly ($150,000).