Owner / Applicant Information

Daniel N Kragt

105 E WOLCOTT ST

WOLCOTTVILLE IN 46795

Phone 5742384999

Email DANANNAKRAGT@AOL.COM

Submitter Information

KEVIN FINN
KEVIN M. FINN, PE, INC.
815 Waterbury Park Dr.

Elkhart IN

Phone 5745371300

Email kevin@kmfeng.com

Project Information

The Works At Wolcottville Mills
117 N Main St

Wolcottville IN 46795

County LAGRANGE

Project Type New [ ] Addition [ ] Alteration [Y] 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: 2604996301 Email: jboggs@lagrangecounty.org

Local Fire Official

Phone: 2604996301 Email: st50firechief@gmail.com

Variance Details

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

2014 InBC 705.8

Conditions: Windows were added to the south exterior wall near property line. The original CDR for the first floor (Project Number 446676) and the county building permit approved the windows. After the windows were in place, the building commissioner realized that the south wall was near the property line, where he stated that windows are not allowed.

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: The south wall faces a bank parking lot. There are 43 feet between the bank and our building. We have obtained an easement from the bank stating they will not build any structure within 10 feet of our building. The windows are Marvin Elevate Series, which are made from pultruded fiberglass that does not easily melt or combust. The fire chief agrees the windows are not adverse to the public health, safety or welfare.

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.

[ ] Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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

Facts: Due to the historical tin ceiling tiles inside the building, sprinkler system cannot be installed without damaging the historical authenticity of the building. Without a variance, we would be required to board up the windows or fill the spaces in again with brick and that would also damage the appearance both inside and outside the building. The windows were added to allow more natural light into the building.