

Owner / Applicant Information

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Designer Information

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Project Information

Igleheart Farmhouse
5500 Lincoln Ave

Evansville IN 47715
County VANDERBURGH
Project Type New Addition Alteration Existing Change of Occupancy Y
Project Status F 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)

12-13-3, GAR

Conditions: The 2-story ca. 1890 single-family dwelling will be converted to a nonseparated mixed use B and R-3 Occupancies - administrative use and transient lodging for 2 occupants. Rule 13, GAR, permits conversion to an R-1 Occupancy (transient lodging for more than 10 occupants), and separately to a B Occupancy but not to an R-3 Occupancy. The variance request is to permit the Rule 13 conversion to the uses described. The project scope also includes a 1-story addition of 384 sq ft - to be filed as a separate project for CDR per agency policy.

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 \

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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. Building does not exceed the permitted 3,000 sf total (1,456 sf actual) per Rule 13, Sec. 2(b)(1), or the 3-story height limit (2 actual) per Rule 13, Sec. 2(b)(2).
2. Exit width and arrangement is in compliance with the IBC per Rule 13, Sec. 2(b)(7).
3. Egress illumination will be provided in compliance with the IBC per Rule 13, Sec. 2(b)(7).
4. Mechanical, electrical, and plumbing systems will comply with rules for new construction serving the building (as required for conversion to an R-1 Occupancy) per Rule 13, Sec. 2(b)(8).
5. Smoke alarms will be provided as required for new construction per Rule 13, Sec. 2(b)(7)(E).

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: Rule 13 is permitted for a conversion to R-1 Occupancy (lodging for more than 10 occupants), but not to an R-3 Occupancy (lodging for 10 or less). Imposition of the rule would prohibit the proposed Rule 13 conversion for a smaller facility than permitted by the strict application of the rule. Imposition of the rule as interpreted also prohibits a mixed use conversion.

