

Owner / Applicant Information

Bernard Vendlinski
Lakeshore Dunes LP
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Project Information

Lakeshore Dunes Apartments
440 N Lake Street

Gary 46403

County LAKE

Project Type New Addition Alteration Existing Change of Occupancy

Project Status U F=Filed U or Null=Unfiled

IDHS Issued Correction order? No Has Violation been Issued? yes

Violation Issued by: LFD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

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

675 IAC 12-4-9 (d)

Conditions:

change, at City of Gary Fire Inspectors behest, to the stand pipe hook ups to the second property we own in Gary: Lakeshore Dunes Apartments.

Since then, there has been a regime change at the Gary Fire department. The current Fire Chief is requesting we remove the collars and re-install the fire hoses in the hallways at our Lakeshore Dunes property. We are seeking a variance to leave the stand pipe collar system in place at our Lakeshore Dunes Apartments property.

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 welfare.

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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:

We are requesting a variance to leave the collar system in place at Lakeshore Dunes. I believe this system is in the best interest of public safety for two reasons:

1. The City of Gary Fire Department already demanded we make the change from stand pipe hoses to the collar system, albeit under a different administration, as that administration found it to be superior to stand pipe hoses in the hallways.
2. The collar system ensures that only a trained, skilled, fire fighting professional can attempt to put out a large scale fire. If we were to re-install the stand pipe hoses, the possibility would then exist that one of our residents could attempt to extinguish a large scale fire and result in potentially disastrous consequences.

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.

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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:

In addition to being potentially unsafe, re-installing the stand pipe hoses require substantial costs. Lakeshore Dunes is a large property-almost 800 units in 20 buildings-and it would cost over 7K to re-install the stand pipe hoses.