

Owner / Applicant Information

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Submitter Information

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Project Information

Overmeyer Heritage Barn Event Center
15034 SR 17

Culver IN 46511 - 0000

County MARSHALL

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

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ yes Has Violation been Issued? ☒ yes

Violation Issued by: NA

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 2014 Indiana Building Code
903.2.1.3

Conditions:

The change of use to an event center, an assembly occupancy, typically necessitates including a fire protection system if the occupant load is 100 or more. The size of the main, or upper, floor of the barn is 3,360 SF for an occupant load of 224. The bottom or lower floor is a former milking parlor and is unused.

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:

This small event center is a historic agricultural building. The building is used seasonally (May-October) for receptions and weddings. There is no heating or cooling system. There are no cooking facilities. There are no restroom facilities. Potential users of this building must rent portable sanitary facilities. The rental agreement requires proof of insurance and contains both a no smoking and no open flame clause. The electrical power in the building is all in conduit. There is a smoke detection / alarm system and fire extinguishers are located in the building. In 2016 this building was used as an event center thirteen (13) times, or less than 4% of the year. When not used for an event, the barn is used for agricultural purposes.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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:

There are no public utilities serving this location, making a fire protection system an unusually difficult system to construct.

A fire protection system alone results in an undue hardship because of excessive costs for a facility with such seasonal and infrequent usage.