

Owner / Applicant Information

Jeff Holcombe
Marian Hills Farm
5910 MAPLES ROAD

FORT WAYNE IN 46816

Phone 8587356569

Email KATIE@MARIANHILLSFARM.COM

Submitter Information

Dennis Bradshaw
Fire Protection & Code Consultants, LLC
1520 Main Street

Indianapolis IN

Phone 3174865188

Email dbradshaw@fpc-consultants.com

Designer Information

Joshua Snyder
MSKTD & Associates, Inc.
1715 Magnavox Way

Fort Wayne IN

Phone 2604329337

Email jas@msktd.com

Project Information

Marian Hills Farm
5910 Maples Road

Fort Wayne IN 46816

County ALLEN

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: SFM

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 2014 InBc
3401.1

Conditions:

An existing one story barn constructed in 1881 will be changing occupancy to be used as a assembly occupancy and will be evaluated using Section 3412 of the 2014 Indiana Building Code. Section 3412 is not permitted to be used to convert a barn to a Class 1 Structure.

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:

<p>1. The structure has been evaluated by a structural engineer and will comply with the structural live loads required by the Building Code.</p> <p>2. The Fire safety, Means of egress and General safety evaluation scores for the barn will comply with the mandatory scores required by Section 3412.9. Based on passing the evaluation the structure would not be considered adverse to public health, safety or welfare.</p> <p>3. The structure is not heated and will only be used during the warmer months of the year and primarily on weekends.</p> <p>4. The structure is constructed of type IV Heavy Timber construction.</p>
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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.

☐

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

Facts:

Imposition of the rule would prevent the owner from using the structure for the proposed use.

Variance Details

Code Name: 2014 InBc
3401.3

Conditions:

An existing barn being converted to an assembly occupancy will not be provided with permanent plumbing fixtures within the building. The code requires plumbing fixtures to be provided in accordance with Table 2902.1.

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

2

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. The code required number of plumbing fixtures will be provided by a mobile restroom trailer during each event.
2. The restroom trailer will provide accessible, code compliant facilities for the occupants of the building.
3. Drinking water will be available during the events.

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.

Y

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:

Imposition of the rule would cause the owner a undue hardship by requiring the installation of new restrooms and a new well and septic system on the property. The cost is not justified with a facility that is only used during warmer months and on weekends. Additionally, it is speculated that city water and sewer will be brought to area in the coming years and owner has intentions to build the restrooms and connect to the city utilities at that time.

