

Owner / Applicant Information

Don Goeglein
Goeglein's Cider Barn
7328 MAYSVILLE RD

FORT WAYNE IN 46815

Phone 2607055190

Email DON@GOEGLEINS.COM

Submitter Information

Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

Jack Daniel
Martin Riley
221 West Baker Street

Fort Wayne IN

Phone 2604227994

Email jdaniel@martin-riley.com

Project Information

Goeglein's Cider Barn
7328 Maysville Rd

Fort Wayne IN 46815

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? 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)
2014 IBC Sec. 505.2.3

Conditions: The mezzanine (loft) will not be open to the area below. The mezzanine is used for a meeting area and will not meet any of the specific exceptions for an enclosed mezzanine.

The project involves remodel and conversion of an existing barn structure previously used for the cider mill and farmer's market. Areas on the first floor will be converted to seating areas and a commercial kitchen (A-2 Occupancy). The building is being evaluated under Chapter 34 as non-separated Groups A-2, F-2 and M occupancies. The building has approximately 6,900sf on the 1st floor and 1,060sf on the mezzanine (loft) level.

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: 1. The mezzanine area is less than 1/3 of the area of the 1st floor below.
2. Travel distance from the mezzanine is less than 75 feet.
3. A fire alarm system and fire detection will be added throughout the building.
4. The maximum anticipated occupant load on the mezzanine is 15. The calculated occupant load is less than 50.
5. Operable windows are existing on the mezzanine and will be maintained.

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.

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: If considered a 2nd story, the building will not pass Chapter 34 without the addition of a costly sprinkler system throughout the building.