

Owner / Applicant Information

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455 WEST FACTORY STREET

WABASH IN 46992

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Submitter Information

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Project Information

Paperworks
455 W Factory St

WABASH IN 46992

County WABASH

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

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)

Section 507.3 of 2014 IBC

Conditions:	<p>Unlimited Area Requirement for 60 foot Yard of Public way has not been obtained for 90 feet on the east end of the new construction. This represents less than 5 percent of the entire building perimeter and an actual aisle of 21'-8" is available. Please see drawing A 1.0 of the original submission.</p> <p>Under the original submission it was thought the owner would be able to successfully purchase and demolish the existing small masonry building that represents the 90 foot area of non-compliance. The owner has not been successful in completing this purchase. Therefore, this variance is a request to grant a final occupancy permit despite this non-compliant condition.</p> <p>Finally, this rule is artificially driving the potential purchase price to high levels and making reasonable prices unable to achieve.</p> <p>Respectfully Submitted, Jeffrey Needham, P.E. IN 19825</p>
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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

1	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).
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Facts:	<p>It is the opinion of this design professional that the public safety has not been compromised since (1) the 21-8 foot aisle will remain open, (2) any fire condition along the short, reduced way be be fought from the adjacent public way to the north and 60 foot way to the south, and (3) the facility has appropriate fire suppression installed. Furthermore, the owner continues his efforts to purchase the existing structure since they desire to have the space available for expansion.</p>
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DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

<input type="checkbox"/>	Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
<input type="checkbox"/>	Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:	<p>Finally, this rule is artificially driving the potential purchase price to high levels and making reasonable prices unable to achieve.</p>
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