

Owner / Applicant Information

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GREENSBURG IN 47240

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Submitter Information

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Project Information

S&G Seeds Building Addition  
2230 East County Road 300 W

Greensburg IN 47240

County DECATUR

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)  
503.1, 2014 IBC

Conditions: 

The proposed building addition will exceed allowable area (13,900 sq ft) for U Occupancy, Type IIB Construction. Actual area will be approximately 23,490 sq ft. The building will be an extension of existing operations used for storage of seed, and washing and storage of totes used for shipping of seed products. The U Occupancy classification is based upon a Class I agricultural use. S&G provides contract seed production and other services to clients. The farm grew seed corn from 1918 to 2013.
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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

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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 addition will be separated from the existing facility with a 2-hour fire wall. 2. The facility will be minimally occupied. 3. The building will be of noncombustible construction. 4. Exterior exit doors will be provided to limit travel distance to less than the permitted 200 feet.
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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.

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.

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: 

The property has been used for farming by 4 generations of the family owning the property. Up until the present time, new structures built over the past 30+ years have been considered non-Class I agricultural use. The County Building Dept is now classifying the current structure as Class I based upon direction to the owner to obtain State CDR for the building. This variance application addresses the allowable area issue for U Occupancy agricultural buildings. The intent is to otherwise design the building as a Class I building per Commission rules. Per the owner narrative attached, the front half of the property consists primarily of residential-related or agricultural buildings constructed in the 1930's to the 1970's. Buildings in the back half of the property were constructed from the 1980's to the present time used for seed storage and related functions.
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