

Owner / Applicant Information

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Designer Information

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Project Information

Lahody Steakhouse  
223 S. Walnut St.

Muncie IN 47305

County DELAWARE

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  U F=Filed U or Null=Unfiled

IDHS Issued Correction order?  Has Violation been Issued?

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 IMC, 506.3.13.3

Conditions: The Type I kitchen hood exhaust outlet will discharge through the south exterior wall and will be less than 10 feet from horizontally from the property line, due to the property line being located on the exterior wall of the building. Code require discharge to be located a minimum of 10 feet from property lines.

The project involves a tenant renovation for a restaurant on the 1st floor of the existing building. The building is Type IIIB Construction and 3-stories.

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 exhaust outlet is connected to a Type I Hood system provided with required the required fire suppression system.
2. The exhaust outlet will be at least 12' -15' above the sidewalk, code requires 10'.
3. The sidewalk is 8'10" wide. A railing will be provided at the sidewalk to keep the public from walking under the exhaust outlet.
4. A drip pan will be provided below the exhaust outlet, and will be cleaned out daily.
5. Similar variances have been granted in the past for restaurants in downtown buildings.

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 is no practical means of complying the horizontal dimensional requirements for separation of the exhaust outlet from the property line due to the property line being the exterior wall of the building. It is a cost hardship to run the exhaust outlet vertically through the roof because the pipe must be solid welded which would require a crane to install it in the existing 3-story building.

