

Owner / Applicant Information

Charlie Senecal
TH Indiana, LLC / Satellite Industries, Inc.
1686 COMMERCE DRIVE

BRISTOL IN 46507

Phone 5743502152

Email charlieS@SatelliteCo.com

Submitter Information

Christina Collester
RTM Consultants inc
6640 Parkdale Place, SUite J

Indianapolis IN

Phone 3173297700

Email collester@rtmconsultants.com

Designer Information

Timothy Wall
Nuway Construction
2119 Carmen Court

Goshen IN

Phone 5745330588

Email twall@nuwayconstruction.com

Project Information

Satellite Industries, Inc. Building Expansion
1686 Commerce Drive

Bristol IN 46507

County ELKHART

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: 2014 IBC
507.3

Conditions: The existing 118,640 sf, S-1 occupancy is being expanded to include an additional 119,865 sf of S-1 occupancy and an additional 6,000 sf S-2 open parking garage structure. The new open parking structure is provided as weather protection for laminated panels on trailers.

The addition will cause the existing building to be over area as 60 foot of separation will not be provided between the S-2 area of the building and the property line.

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 new and existing S-1 building are constructed of type II-B construction and sprinklered throughout.
2. The addition will improve existing site conditions by providing a paved access road around the facility.
3. Industrial commonly buildings park or stage trailers around the perimeter of the building. The addition of the protective structure for the trailers does not increase the hazard to the facility or adjacent properties.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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:

The new open parking structure is provided as weather protection for laminated panels on trailers. Most industrial buildings park or stage trailers around the perimeter of the building. The addition of the protective structure for the trailers does not increase the hazard to the facility or adjacent properties.