

Owner / Applicant Information

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Black Dog Farms
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MARION IN 46952

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Designer Information

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Project Information

Black Dog Farms Horse Arena
3302 E 550 S

Marion IN 46952

County GRANT

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? ☒ yes

Violation Issued by: SFM

Local Building Official

Phone: 7656684765

Email: lstrange@grantcounty.net

Local Fire Official

Phone: 7656684765

Email: kwhitesel@dhs.in.gov

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC 903.2.1.4

Conditions: An existing Agricultural Horse barn will be utilized for child development for challenged children during the winter months and will not be provided with a fire suppression system. During warm months this activity is conducted outside. The building is approximately 24,000 sf arena is 9,480 square feet. The 14,000 + additional square feet are horse stables and horse support areas. The calculated occupant load is 632. The arena will be utilized for small groups of children riding horses for their mental and other development needs. The estimated total occupant load will be less than 100. There will be a mezzanine for viewing by the parents with a posted occupant load not exceeding 49.

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. A fire alarm system will be provided including manual pull stations, strobes and horns. Based upon the anticipated occupant load fire alarm system would not be required.
2. The maximum travel distance to an exit is 145 feet; the 2nd exit is 90 feet in travel distance.
3. Fire extinguishers have been or will be provided throughout.

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.

☐ 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: The owner's undue hardship involves the increasing need for assisting the local child development center to help children for various development needs. In addition no public water is available in this rural area fire suppression system would exceed \$250,000 project cost \$0