

Owner / Applicant Information

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Project Information

Joseph Decuis
6755 E 900 S

COLUMBIA CITY IN 46725

County WHITLEY

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? ☒ yes

Violation Issued by: SBC

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: Other Code (Not in the list provided)
3401.1 2014 Indiana Building C

Conditions:

Converting a barn to a class 1 structure

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:

FAMILY FARM TO AGRITOURISM

This project is to change the occupancy classification of a barn into a reception hall, reflecting a transition that has been gradually occurring over the past few years. The plans specify changes to exits, the addition of fire detectors tied to an alarm system and various other upgrades. A Chapter 34 evaluation is included with the transition plans.

The Joseph Decuis Farm is a working farm where meat and vegetables for the Joseph Decuis Restaurant are grown. The farm is owned by the Eshelmans, who frequently hosted there own private parties in their barn. People were interested in their “Farm to Fork” restaurant in Roanoke Indiana, which led to farm tours. Others asked to use their barn to host various events. They now have stopped using their barn for farm equipment, but have converted it into a reception hall that may be rented. The beautiful grounds with formal gardens are also available for outdoor events such as concerts, weddings and civic events. An 1800’s farm house has been turned into a quaint bed & breakfast facility. Farm tours educate school groups and the general public about the role of agriculture and good nutrition through the farm to fork movement. The farm is listed at visitindiana.com as an Agritourism destination.

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.

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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:

Imposition of the rule would result in undue hardship because of the excessive cost of additional or altered construction elements.

