

Owner / Applicant Information

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GREENDALE IN 47025

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Submitter Information

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Designer Information

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Project Information

Queen City Candy Building Additions  
601 Rudolph Way

Greendale IN 47025

County DEARBORN

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 IBC, 507.3

Conditions: The variance request is to permit the two existing buildings on the same lot to be classified as portions of one unlimited area building without sprinklers being installed in the 12,800 sf building and without having at least 60 feet of side yards for the 12,800 sf building. The request is to permit the building to be non-sprinklered for up to 3 years from the date of the commission hearing and for a 30' portion of the existing building to be approximately 40 feet from 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

1

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 owner of Queen City Candy recently purchased the adjacent property with the 12,800 sf building. They are not sure if they will keep the building or tear it down to add on to the existing unlimited area building. They will either sprinkler the building or tear it down within the next 3 years.

2. The 50' wide strip of land to the west of the 12,800 sf building will not be constructed on. This property is owned by the City of Greendale and if used will be a road to access the Lawrenceburg Fairgrounds or they will sell the property to Queen City Candy. See attached letter from the city.

3. A fire department access road will be provided around the building.

### 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 hardship is the cost to sprinkler the building that the owners may tear down within the next 3 years.