

Owner / Applicant Information

Michael Kelley
W.M. Kelley Co., Inc.
620 DURGEE RD

NEW ALBANY IN 47150

Phone 8129453529

Email MKELLEY@WMKELLEY.COM

Submitter Information

Allie Bentley
Keyes Architects & Associates, PLLC
4717 Preston Hwy

Louisville IN

Phone 5026365113

Email abentley@keyesarchitects.com

Designer Information

Charles Keyes III
Keyes Architects and Associates, PLLC
4717 Preston Hwy

Louisville KY

Phone 5026365113

Email ckeyes@keyesarchitects.com

Project Information

2020 WM Kelley Additions
620 Durgee Road

New Albany KY 47150

County FLOYD

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? ☒ No

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)
Indiana Bldg Code 2014; 507.2

Conditions: Existing building has (3) sides that have or exceed the 60ft clearance that is required for an F-2 unlimited area building. This includes the north side which fronts to the public way of Durgee Rd. The East side of the building is however adjacent to a privately owned, but non-active, railroad (CSX Railroad). One of the new additions will be located within approximately 26' of the property line on this side.

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

2

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: As seen on the proposed site plan, the owner has agreed to provide hard surfaced all-weather roadways around the entire building. Under previous variance applications, the owner also added two additional fire hydrant locations.

The new request for variance is for (2) new additions to the facility. These additions are both less than 2500 sf and will not impede any further into the east-side public way than previously approved additions have in the past.

This facility is a steel fabrication plant and the building additions are to relocate a current maintenance area (approx 44'x51') and add a small expansion to an existing production area (approx. 40'x44')

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.

☒ Y 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: If they had to install sprinklers it would cause several operational problems and water would permanently damage a large amount of equipment they use throughout their facility. A sprinkler system would cost approximately \$250,000-\$300,000 to install.