

Owner / Applicant Information

Anne Fields

8565 S STRAIN RIDGE RD

BLOOMINGTON IN 47401

Phone 8123274218

Email FIELDSIE12@GMAIL.COM

Submitter Information

Melissa Tupper
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email tupper@rtmconsultants.com

Designer Information

Sherman Bynum
Bynum Fanyo & Associates, Inc.
528 N. Walnut St.

Bloomington IN

Phone 8123328030

Email sbynum@bynumfanyo.com

Project Information

Whippoorwill Hill Farm Event Barn
6075 S. Fairfax Rd.

Bloomington IN

County MONROE

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, 3401.3, 2901.1

Conditions: The project involves the conversion of an existing barn, Class 2 structure, to an event space. The variance request is to permit portable restroom trailers to be used in lieu of constructing permanent restrooms. Code requires a change of use to an A Occupancy to comply with Ch 29 for fixture counts.

The building is classified as an A-2 Occupancy. The building is 2-stories and Type VB Construction. The 1st floor is 2,988 square feet and the 2nd floor is 2,389 square feet. The building was originally constructed in the early 1900's.

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: 1. Portable restroom trailers will be provided for in accordance with Table 2901, at least one restroom will be accessible.
2. Drinking water will be provided.
3. Similar variance have been granted for Variances 16-02-43(b), The Barn on Boundry; 16-05-76(d), Emerald Acres Wedding Barn; 16-06-07(a), Wedding Chapel / Worship House; and 16-09-34(b) The Old Barn.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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 hardship is that currently there is no water provided to the site. The existing well on the property is dry. The property has been looked at by a well engineer who said because of the site conditions they would not be able to drill a well on this property. The property has road frontage on two sides. Fairfax Rd. has a 10" water main, which is the best option, but the access to the water main is through another property. Currently the electrical and fiber optics pass through this property, but the owner won't allow access to run the water line. The barn owner is working on resolving the easement issue, but as of now nothing has been resolved. The other road frontage is Railtown which has a 3" water main. There is not enough water pressure to get to the barn from this road. The owner will install permanent restrooms once they can get water to the property.

Variance Details

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

2014 IBC, 3401.1

Conditions: The project involves the conversion of an existing barn, Class 2 structure, to an event space. The variance request is to permit the building to be evaluated using Ch 34.

The building is classified as an A-2 Occupancy. The building is 2-stories and Type VB

The building is classified as an A-2 Occupancy. The building is 2-stories and Type VB Construction. The 1st floor is 2,988 square feet and the 2nd floor is 2,389 square feet. The building was originally constructed in the early 1900's.

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 welfare.

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 historic barn is being moved and rebuilt at this location. A structural evaluation has been completed for the proposed building for compliance with Ch 16, see attached letter from structural engineer.
2. A manual fire alarm system, in accordance with Sec. 907, will be installed throughout the building.
3. Heat detection will be installed throughout the building.
4. A shut trip will be provided to shut down the sound system when the fire alarm is activated.
5. The maximum travel distance is 90 feet, code permits 200 feet.
6. Emergency lighting and exit signs will be provided with emergency power.
7. Similar variances have been granted for Variance 16-04-08, Junken Wedding Barn; 15-12-25, Fenneman Wedding Barn; 15-06-49, The Barn of Coatesville; and 15-09-29, The Loft at Walnut Hill Farm.

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.

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 prevent the use of the structure for the proposed use. Given compliance with all applicable rules, the proposed conversion will not be adverse to safety.