

VARIANCE #

19-07-01

SBC PROJECT #

PROJECT NAME

Countryside Auto Sales

SIGNATURES

[Handwritten signature]

APPROPRIATE CODE/SECTION

PLANS

LBO NOTIFICATION

NOTIFICATION OF COMM MEETING

LFO NOTIFICATION

CONTACT/DATE

Emailed 6/11/19 requesting additional info.

STAFF COMMENTS

6/7/19 - Received via postal mail by Commission staff (postmarked 6/4/19).

LBO, LFO, completed Page 2 *[initials]*

Complete



APPLICATION FOR VARIANCE
 State Form 44400 (R7 / 10-13)
 Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY
 CODE SERVICES SECTION
 302 West Washington Street, Room W246
 Indianapolis, IN 46204-2739
http://www.in.gov/dhs/fire/ifp_bs_comm_code/



INSTRUCTIONS: Please refer to the attached four (4) page instructions.
 Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

19-07-01

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually, this is the owner)		
Name of applicant Chase Murphy	Title Owner	
Name of organization Countryside Auto Sales	Telephone number (812) 595-2381	
Address (number and street, city, state, and ZIP code) 240 S. Indiana Ave., Sellersburg, IN 47172		
2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)		
Name of applicant Nathan R. Grimes	Title President	
Name of organization Renaissance Design Build, Inc.	Telephone number (812) 246-5897	
Address (number and street, city, state, and ZIP code) 117 S. Indiana Ave., Sellersburg, IN 47172		
3. DESIGN PROFESSIONAL OF RECORD (If applicable)		
Name of design professional Nathan R. Grimes	License number PE 60890235	
Name of organization Renaissance Design Build, Inc.	Telephone number (812) 246-5897	
Address (number and street, city, state, and ZIP code) 117 S. Indiana Ave., Sellersburg, IN 47172		
4. PROJECT IDENTIFICATION		
Name of project Countryside Auto Sales	State project number N/A	County Clark
Address of site (number and street, city, state, and ZIP code) 240 S. Indiana Ave., Sellersburg, IN 47172		
Type of project <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing		
5. REQUIRED ADDITIONAL INFORMATION		
The following required information has been included with this application (check as applicable):		
<input checked="" type="checkbox"/> A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)		
<input checked="" type="checkbox"/> One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.		
<input checked="" type="checkbox"/> Written documentation showing that the local fire official has received a copy of the variance application.		
<input checked="" type="checkbox"/> Written documentation showing that the local building official has received a copy of the variance application.		
6. VIOLATION INFORMATION		
Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order? <input type="checkbox"/> Yes (If yes, attach a copy of the Correction Order.) <input checked="" type="checkbox"/> No		
Has a violation been issued? <input checked="" type="checkbox"/> Yes (If yes, attach a copy of the Violation and answer the following.) <input type="checkbox"/> No		
Violation issued by: <input checked="" type="checkbox"/> Local Building Department <input type="checkbox"/> State Fire and Building Code Enforcement Section <input type="checkbox"/> Local Fire Department		



Renaissance Design Build, Inc.
117 S. Indiana Ave
Sellersburg, IN 47170-1540
812-246-5897
812-248-4320

CHASE BANK
JPMORGAN CHASE BANK, N.A.
LOUISVILLE, KY

Handwritten scribble and "191"

1-13/830

6/3/2019

PAY TO THE ORDER OF Indiana Dept. Homeland Security

\$ **276.00

Two Hundred Seventy-Six and 00/100*****

DOLLARS

Indiana Dept. Homeland Security

JUN 06 2019



Nathan R. [Signature]

MP

MEMO



THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

Renaissance Design Build, Inc.

11208

Indiana Dept. Homeland Security

6/3/2019

JOB No 2019-425

276.00

Chase #3

276.00

WZ351041-03-19



APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)
Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY CODE SERVICES SECTION

302 West Washington Street, Room W246
Indianapolis, IN 46204-2739

http://www.in.gov/dhs/fire/fp_bs_comm_code/



INSTRUCTIONS: Please refer to the attached four (4) page instructions.
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)		
Name of applicant CHASE MURPHY	Title OWNER	
Name of organization COUNTRYSIDE AUTO SALES	Telephone number (812) 595-2381	
Address (number and street, city, state, and ZIP code) 240 S. INDIANA AVE., SELLEBURG, IN 47172		
2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)		
Name of applicant NATHAN R. GRIMES	Title PRESIDENT	
Name of organization RENAISSANCE DESIGN BUILD, INC.	Telephone number (812) 246-5897	
Address (number and street, city, state, and ZIP code) 117 S. INDIANA AVE., SELLEBURG, IN 47172		
3. DESIGN PROFESSIONAL OF RECORD (If applicable)		
Name of design professional NATHAN R. GRIMES	License number PE 60890235	
Name of organization RENAISSANCE DESIGN BUILD, INC.	Telephone number (812) 246-5897	
Address (number and street, city, state, and ZIP code) 117 S. INDIANA AVE., SELLEBURG, IN 47172		
4. PROJECT IDENTIFICATION		
Name of project COUNTRY SIDE AUTO SALES	State project number N/A	County CLARK
Address of site (number and street, city, state, and ZIP code) 240 S. INDIANA AVE., SELLEBURG, IN 47172		
Type of project <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing		
5. REQUIRED ADDITIONAL INFORMATION		
The following required information has been included with this application (check as applicable):		
<input checked="" type="checkbox"/> A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)		
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<input checked="" type="checkbox"/> Written documentation showing that the local fire official has received a copy of the variance application.		
<input checked="" type="checkbox"/> Written documentation showing that the local building official has received a copy of the variance application.		
6. VIOLATION INFORMATION		
Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?		
<input type="checkbox"/> Yes (If yes, attach a copy of the Correction Order.) <input checked="" type="checkbox"/> No		
Has a violation been issued?		
<input checked="" type="checkbox"/> Yes (If yes, attach a copy of the Violation and answer the following.) <input type="checkbox"/> No		
Violation issued by:		
<input checked="" type="checkbox"/> Local Building Department <input type="checkbox"/> State Fire and Building Code Enforcement Section <input type="checkbox"/> Local Fire Department		

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved INDIANA BUILDING CODE 2014	Specific code section 2902.3
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Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)
SEE ATTACHED NATURE OF COMPLIANCE NARRATIVE

8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED

Select one of the following statements:

Non-compliance with the rule will not be adverse to the public health, safety or welfare; or

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 demonstrating that the above selected statement is true:
SEE ATTACHED DEMONSTRATION NARRATIVE

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:

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.

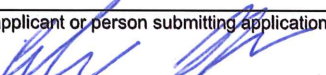

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:
SEE ATTACHED PROJECT CONSTRUCTION COST ESTIMATE FOR MODULAR BUILDING WITH ACCESSIBLE REST ROOM

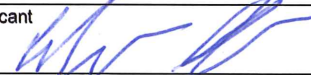
10. STATEMENT OF ACCURACY

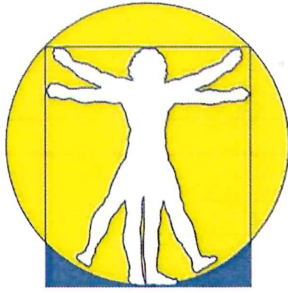
I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application 	Please print name CHASE MURPHY	Date of signature (month, day, year) 6/03/2019
Signature of design professional (if applicable) 	Please print name NATHAN R. GRIMES	Date of signature (month, day, year) 6/03/2019

11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant 	Please print name CHASE MURPHY	Date of signature (month, day, year) 6/03/2019
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RENAISSANCE DESIGN BUILD, INC.

INDIANA OFFICES
117 S Indiana Avenue
Sellersburg, IN 47172
Tel: 812-246-5897
Fax: 812-248-4320

rdbi@sbcglobal.net

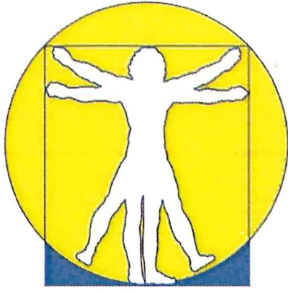
KENTUCKY OFFICES
1012 S. Fourth Street
Louisville, KY 40203
Tel: 502-424-8373
Fax: 502-587-0931

www.renaissancedesignbuild.com



Countryside Auto Sales Nature of Compliance Narrative Job No. 2019-425

A startup used car dealership has just recently received their state car dealership permit on an empty paved lot they have leased at 240 S. Indiana Ave., Sellersburg IN. They have installed a temporary (8'x 24') one room office on site and LBO has required them to have a handicap accessible bathroom facility in this temporary building. Once the new business is established, they will have a new building constructed within the next three years. They will have a portable toilet on site for restroom facilities on a temporary basis. The temporary building will be removed once new building is constructed in no later than 3 years.



RENAISSANCE DESIGN BUILD, INC.

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rdbi@sbcglobal.net

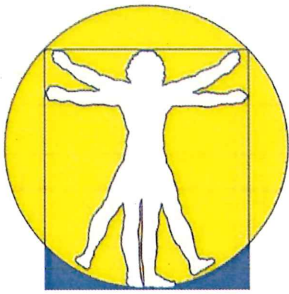
KENTUCKY OFFICES
1012 S. Fourth Street
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Demonstration Narrative Countryside Auto Sales Job No. 2019-425

Temporary buildings, construction trailers and portable toilets are used for various reasons and purposes throughout the state of Indiana. The used car dealership has used temporary building and portable toilets at other sites to get the business established in other locations on a temporary basis. The Indiana state dealership license does not require a permanent building for the business to operate. This site set-up is only temporary in nature until new business is established. Their permanent building will be constructed on site meeting all current building code requirements within the next three years.



RENAISSANCE DESIGN BUILD, INC.

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Countryside Auto Sales Variance Job No. 2019-425

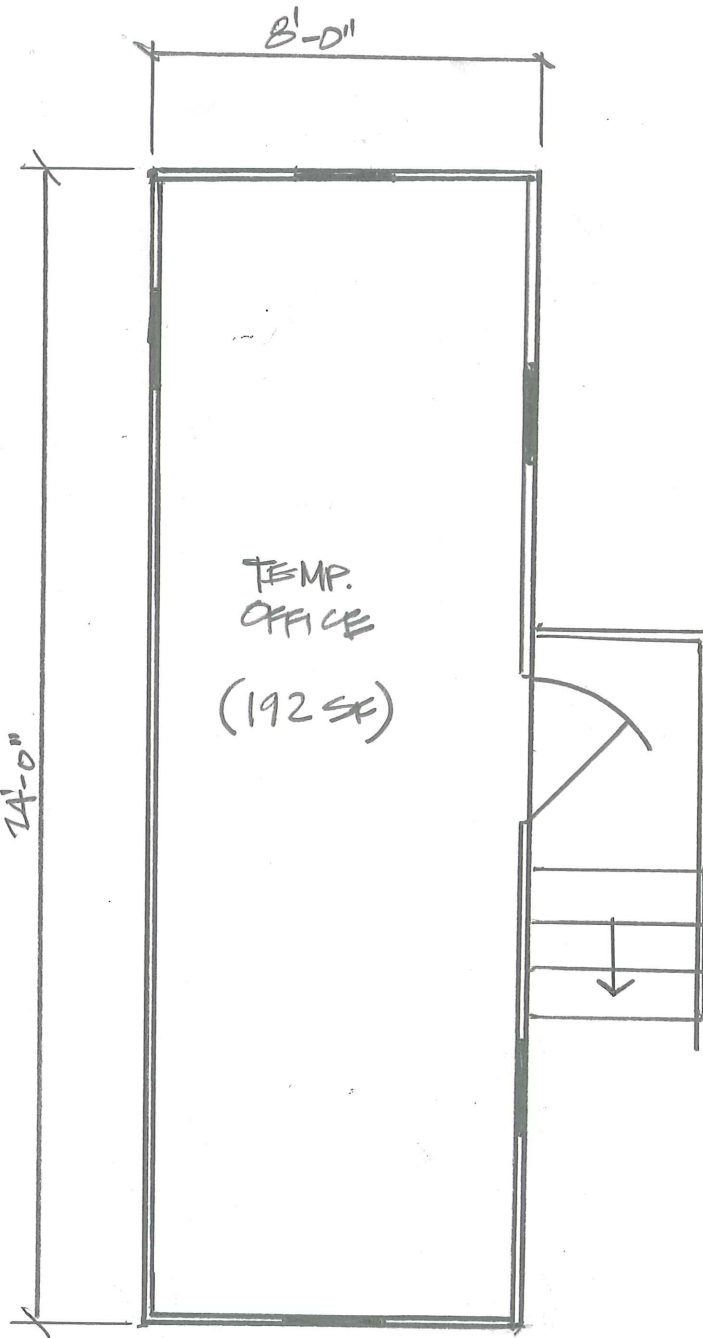
Project Engineering Construction Cost Estimate


1. Modular building with accessible bathroom additional purchase fees = \$80,000
2. Modular building foundations and setting fees = \$10,000
3. Remove existing temporary building = \$ 3,000
4. Sanitary Sewer Tap-In fees and construction connection cost = \$ 7,000

Subtotal = \$100,000

15% Contingency = \$ 15,000

Total Cost Estimate \$ 115,000



Sheet 1 Of 1	Dwn by: <i>N.Song</i> Chk by: <i>N.Song</i> Date: <i>6/03/2019</i> Project No: <i>2019-425</i>	RENAISSANCE DESIGN BUILD, INC. 117 S Indiana Avenue Sellersburg, IN 47172 Tel: 812-246-5897 Fax: 812-248-4320 www.renaissance设计build.com
	Project: <i>COUNTRY SIDE AUTO SALES</i> <i>240 S. INDIANA AVE, SELLERSBURG, IN 47172</i> Subject: VARIANCE PLAN	
Revisions:		



Temporary Building Looking to North



Temporary Building Looking to West



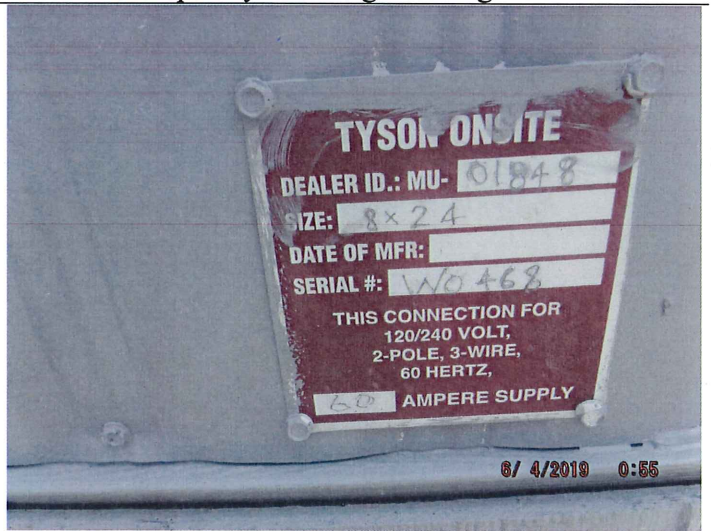
Temporary Building Looking to South



Temporary Building Looking to East



Site Looking to East



Manufacturer Tag



Site Looking to



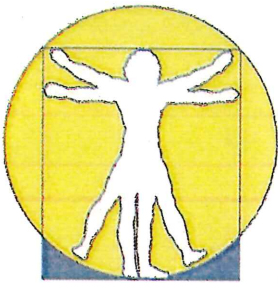
Site Looking to West



Existing Site Signage



Site Looking to the North



RENAISSANCE DESIGN BUILD, INC.

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November 6, 2018

Indiana Department of Homeland Security
Code Services Section
402 West Washington Street, Room E245
Indianapolis, Indiana 46024-2739

Re: Countryside Auto Sales
240 S. Indiana Avenue
Sellersburg, IN 47172
Job No. 2019-425

Dear Commissioners,

This letter is being submitted with all variance applications by Countryside Auto Sales. Its purpose is to provide "written documentation showing that the local fire department is aware of the nature of the variance" and "written documentation showing that the local building official is aware of the nature of the variances."

Representatives of Renaissance Design Build, Inc. have discussed and explained to me the nature of the proposed variances. By my signature affixed below, I am not necessarily approving the requested variances, only stating that I am aware of the request and its nature.



(Local Fire Department)

6-3-19

Date

Local Building Official

Date

Fitzpatrick, Denise

From: rdbi@sbcglobal.net
Sent: Thursday, June 27, 2019 3:27 PM
To: Fitzpatrick, Denise
Subject: FW: Application for Variance
Attachments: doc00636620190627071338.pdf

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Denise, This is the letter that was sent from the building official this morning. Fingers crossed this will work 😊 Have a blessed day!

Thanks,

Autumn Walker

RENAISSANCE DESIGN BUILD, INC.
E-Mail: awalker.rdbi@gmail.com
www.renaissancedesignbuild.com

Indiana Office:	Kentucky Office:
117 S Indiana Avenue	1012 S. Fourth Street
Sellersburg, IN 47172	Louisville, KY 40203
Tel: 812-246-5897	Tel: 502-424-8373
Fax: 812-248-4320	Fax: 502-587-0931

Professional Services include the following:

ENGINEERING, LAND SURVEYING, DESIGN, PLANNING, CONSTRUCTION MANAGEMENT, ENGINEERING INVESTIGATION SERVICES,
BUILDING & HOME INSPECTIONS, RADON TESTING,
WOOD DESTROYING INSECT INSPECTIONS,
WATER WELL; SEPTIC SYSTEM INSPECTIONS

From: Sellersburg Building Commission <building@sellersburg.org>
Sent: Thursday, June 27, 2019 7:43 AM
To: rdbi@sbcglobal.net
Subject: RE: Application for Variance

I apologize for just getting back to you.
Please Find attached the signed variance letter.

Sincerely,

Mike Beard
Director of Planning and Construction
Building Commissioner
Town of Sellersburg
316 East Utica Street
Sellersburg, Indiana 47172

502-817-3041

mbeard@sellersburg.org



From: rdbi@sbcglobal.net <rdbi@sbcglobal.net>
Sent: Wednesday, June 12, 2019 10:01 AM
To: Sellersburg Building Commission <building@sellersburg.org>
Cc: spencer.rdbi@sbcglobal.net
Subject: FW: Application for Variance

Mike, This email from the program director states that the state requires the letter I brought to have you sign but she would like it to be on your letterhead. If you could get that to me at your earliest convenience I would be very grateful. I am attaching the letter so that it can be copied to your letterhead or you can draw up your own whatever works for you. If you want to send it directly to Denise at the email below that would be great just please let me know one way or the other so that I am not withholding the rest of the application.

From: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Sent: Tuesday, June 11, 2019 2:58 PM
To: rdbi@sbcglobal.net
Subject: RE: Application for Variance

We have received your variance request. Page 2 of the variance application, boxes 7, 8, and 9 need to be completed. "See attached is not acceptable. In addition, the local building and fire official's acknowledgements are required and must be on their letter heads.

Denise Fitzpatrick | Program Director
Code Services
Indiana Department of Homeland Security
402 W. Washington Street Room E245
Indianapolis, Indiana 46204
Tel: (317)-232-6213
E-mail: dfitzpatrick@dhs.in.gov
Web: www.in.gov/dhs

From: rdbi@sbcglobal.net [<mailto:rdbi@sbcglobal.net>]
Sent: Monday, June 10, 2019 4:16 PM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Subject: RE: Application for Variance

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Denise, would you like me to email it to you or do you want to wait on the originals. You can give me a call if you would like.

Thanks,

Autumn Walker

RENAISSANCE DESIGN BUILD, INC.
E-Mail: awalker.rdbi@gmail.com
www.renaissancedesignbuild.com

Indiana Office:
117 S Indiana Avenue
Sellersburg, IN 47172
Tel: 812-246-5897
Fax: 812-248-4320

Kentucky Office:
1012 S. Fourth Street
Louisville, KY 40203
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Professional Services include the following:

ENGINEERING, LAND SURVEYING, DESIGN, PLANNING, CONSTRUCTION MANAGEMENT, ENGINEERING INVESTIGATION SERVICES, BUILDING & HOME INSPECTIONS, RADON TESTING, WOOD DESTROYING INSECT INSPECTIONS, WATER WELL; SEPTIC SYSTEM INSPECTIONS

From: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Sent: Monday, June 10, 2019 3:31 PM
To: rdbi@sbcglobal.net
Subject: RE: Application for Variance

I still have not received the variance.

Denise Fitzpatrick | Program Director
Code Services
Indiana Department of Homeland Security
402 W. Washington Street Room E245
Indianapolis, Indiana 46204
Tel: (317)-232-6213
E-mail: dfitzpatrick@dhs.in.gov
Web: www.in.gov/dhs

From: rdbi@sbcglobal.net [<mailto:rdbi@sbcglobal.net>]
Sent: Tuesday, June 04, 2019 10:59 AM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Subject: RE: Application for Variance

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Denise,
It was mailed in yesterday
Linda

From: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Sent: Tuesday, June 4, 2019 10:11 AM
To: rdbi@sbcglobal.net
Subject: RE: Application for Variance

Has this variance already been filed? If so, what is the variance number?

Denise Fitzpatrick | Program Director
Code Services
Indiana Department of Homeland Security
402 W. Washington Street Room E245
Indianapolis, Indiana 46204
Tel: (317)-232-6213
E-mail: dfitzpatrick@dhs.in.gov
Web: www.in.gov/dhs

From: rdbi@sbcglobal.net [<mailto:rdbi@sbcglobal.net>]
Sent: Monday, June 03, 2019 5:05 PM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Cc: chase.murphyrealestatein@yahoo.com
Subject: Application for Variance

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Attached is the application for the variance at Countryside Auto Sales. If you have any questions feel free to give Nathan a call.

I'm using Adobe Acrobat.
You can view "doc02795220190603173611.pdf" at:
<https://documentcloud.adobe.com/link/track?uri=urn%3Aaid%3Ausc%3AUS%3A5c228727-07a1-4f81-80fa-e87d925d2590>

Thanks,

Autumn Walker
RENAISSANCE DESIGN BUILD, INC.
E-Mail: awalker.rdbi@gmail.com
www.renaissancedesignbuild.com

Indiana Office:
117 S Indiana Avenue
Sellersburg, IN 47172
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Fax: 502-587-0931

Professional Services include the following:

June 12, 2019

Indiana Department of Homeland Security
Code Services Section
402 West Washington Street, Room E245
Indianapolis, Indiana 46024-2739

Re: Countryside Auto Sales
240 S. Indiana Avenue
Sellersburg, IN 47172
Job No. 2019-425

Dear Commissioners,

This letter is being submitted with all variance applications by Countryside Auto Sales. Its purpose is to provide "written documentation showing that the local fire department is aware of the nature of the variance" and "written documentation showing that the local building official is aware of the Proposed required bathroom variance request.

Representatives of Renaissance Design Build, Inc. have discussed and explained to me the nature of the proposed variances. By my signature affixed below, I am not necessarily approving the requested variances, only stating that I am aware of the request and its nature.



Mike Beard
(Local Building Official)

6/27/19

Date

Sellersburg Fire Department
426 East Utica Street
Sellersburg IN 47172



June 12, 2019

Indiana Department of Homeland Security
Code Services Section
402 West Washington Street, Room E245
Indianapolis, Indiana 46024-2739

Re: Countryside Auto Sales
240 S. Indiana Avenue
Sellersburg, IN 47172
Job No. 2019-425

Dear Commissioners,

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Boys Adams
(Local Fire Department)

June 12 2019
Date

Renaissance Design Build, Inc.
117 S. Indiana Ave.
Sellersburg, IN 47172
RDBI@SBCGlobal.net



LOUISVILLE KY 402
TUE 04 JUN 2019 PM

Indiana Department of Homeland Security
Code Services Section
302 West Washington Street Rm 124
Indianapolis, IN 46204-2789

POSTNET barcode and other technical markings.