



White River Township Fire Department

~ Fire Prevention Division ~

April 20th, 2018

James A. Vaught
BEA Realty, LLC
1612 Cottonwood Cir.
Lafayette, IN 47905

CC: Chris Duley
Valvoline Instant Oil Change
100 Valvoline Way
Lexington, KY 40509

CC: Jeffery Lonchor
CESO, Inc.
2800 Corporate Exchange Dr. Suite 160
Columbus, OH. 43206

RE: Application for Variance #18-0001
Valvoline Instant Oil Change
266 South State Road 135
Greenwood, IN 46142

Gentlemen,

Thank you for your Application for Variance Submission to the White River Township Fire Department. You requested a variance from the White River Township Fire Prevention and Protection Ordinance, Article II, Section 2A-2a, which states:

2. Multiple Family, Commercial and Industrial Development

a.) Fire hydrants shall be installed no more than 300 feet apart on a public or private road. When any portion of a building being protected is in excess of 150 feet from a water supply on a public or private road, there shall be provided on site, mains and hydrants capable of supplying the required fire flow as required by the Fire Marshal or his designee. Required fire flow shall be calculated in accordance with National Fire Protection Association Standards 1231 and 1142.

Your variance request has been received and reviewed by the Fire Prevention Division of the White River Township Fire Department. Based on the proposed building and site plan, and the location of a new fire hydrant on Marlin Drive, this application for variance is approved.

850 Mullinix Road
Greenwood, IN 46143

Administration:
(317) 888-8337

Fire Prevention Fax:
(317) 888-9426

*"Serving through Innovation
and Excellence."*

Jeremy A. Pell,
Fire Chief

Braden Prochnow,
Fire Marshal

David Scholl
Deputy Fire Marshal

Daniel Huff,
Inspector

Jim Nungester
Inspector

Be sure to visit the
Department's website at
www.wrtfd.org



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This approval must be presented to the Fire Prevention and Building Safety Commission as per IC 22-13-2-7. "The Commission shall review variances granted by a political subdivision to the fire safety laws and building laws adopted in its' ordinances". This variance is not effective until it is approved by the commission. There is no fee, but the item must be placed on the Commission's agenda.

If you have any questions, please feel free to contact the White River Township Fire Department's Fire Prevention Division.

Thank you.

A handwritten signature in black ink that reads "Jeremy A. Pell". The signature is written in a cursive style and is positioned to the left of the typed name.

Jeremy A. Pell, Fire Chief
White River Twp. Fire Department





APPLICATION FOR VARIANCE
 White River Township Fire Marshal's Office
 850 South Mullinix Road
 Greenwood Indiana 46143

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

Variance number (Assigned by department)

18-0001

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)		
Name of the applicant James A. Vaught	Title Property Owner	
Name of organization BEA Realty, LLC	Telephone number	
Address (number and street, city, state, and ZIP code) 1612 Cottonwood Cir. Lafayette, IN 47905		
2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)		
Name of person on behalf of the applicant Chris Duley	Title Manager, Pre-Construction	
Name of organization Valvoline Instant Oil Change	Telephone number (859) 357-2073	
Address (number and street, city, state, and ZIP code) 100 Valvoline Way Lexington, KY 40509		
3. DESIGN PROFESSIONAL OF RECORD (If applicable)		
Name of design professional Jeffrey Tibbitts, P.E.	License number 10101285	
Name of organization CESO, Inc.	Telephone number (614) 942-3016	
Address (number and street, city, state, and ZIP code) 2800 Corporate Exchange Dr. STE 160. Columbus, OH 43231		
4. PROJECT IDENTIFICATION		
Name of project Private Site Improvement Plans for Valvoline Instant Oil Change	State project number PC 2018-013	County Johnson
Site address (number and street, city, state, and ZIP code) 266 S. State Road 135 Greenwood, IN 46142		
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		
Assure the following information has been included with this application.		
A check has been included payable to White River Township Fire Department for \$50.00 *Check not required per conversation with Braden Prochnow		
One set of plans or drawings and supporting data that describes the area affected by the request. Please list any alternatives.		
6. VIOLATION INFORMATION		
Has the Plan Review Section of the Division of Fire & 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 type="checkbox"/> Yes (if yes, attach a copy of the Violation and answer the following) <input checked="" type="checkbox"/> No		
Violation issued by: <input 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 River Twtnshp Fire Prevention & Protection Ordinance Article 2	specific code section Section 2-A2a
Nature of non-compliance (include a description of spaces, equipment, etc. involved as necessary) Proposed Fire Hydrant is more than 150' away from the proposed Valvoline Instant Oil Change building.	

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:
Per email received from Braden Prochnow, "I know that this issue has been discussed previously between the prior Fire Marshal and another member of your firm, and the resolution they agreed to was that having the fire hydrant on Marlin Drive served a better, overall public good as opposed to having a private hydrant installed within the 150 foot of the building requirement. I agree with this position."

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:
A Fire Hydrant cannot be placed closer to the building due to Bargersville Utility not being able to provide a fire hydrant on the east side of the site because of water main pressure issues. That is why the proposed site is switching to Indiana American Water for domestic service as well as a proposed fire hydrant along Marlin Dr. for fire protection services.

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 Chris Duley	Date of signature (month, day, year) 4/12/18
Signature of design professional (if applicable) 	Please print name Jeffrey Tibbitts	Date of signature (month, day, year) 4.12.18

11. STATEMENT OF AWARENESS (this statement is applicable to all applicants, regardless of the application type or the type of variance)

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 James A. Vaught	Date of signature (month, day, year) 4-11-18
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Braden Prochnow

From: Braden Prochnow
Sent: Monday, April 02, 2018 5:41 PM
To: 'lonchor@cesoinc.com'
Subject: Follow up from Tech Review Mtg 3/28/18
Attachments: H5400 AERIAL TURNING DIAGRAM.pdf; variance application.doc; VARIANCE WRTRFD.pdf

Mr. Lonchor,

I am writing to follow up on the Technical Review Meeting on 03/28/2018. Below you will find the requirements for the grade and approach needs of our fire apparatus. I have also attached a document from our aerial apparatus manufacturer in regards to its' turning radius.

It is required that the grade of the driveway must not exceed 7%, as required by the 2014 Indiana Fire Code (675 IAC 22-2,5), hereafter the "IFC", which reads;

The gradient for all fire apparatus access roads shall not exceed the maximum that the apparatus available to the servicing fire department can accommodate. (IFC 503.2.7).

The turning radius and angles of approach and departure must also follow the following codes.

The turning radius of a fire apparatus access road shall be determined after consultation with the servicing fire department and shall be at least equal to the minimum required radius for the fire apparatus. Such roads shall be designed and constructed to permit turning of the longest piece of fire apparatus available to the servicing fire department. (IFC 503.2.4)

The angles of approach, breakover and departure for fire apparatus access roads shall be within the navigational limits of the largest piece of apparatus available to the servicing fire department. (IFC 503.2.8)

The other issue to address is the fire hydrant placement. Currently, the submitted plans show a fire hydrant being installed on the west side of Marlin Drive directly across from the entrance to the property to be developed. This proposed hydrant lies beyond the 150 feet requirements of the White River Township Fire Prevention and Protection Ordinance (hereafter referred to as WRTFPPPO) Article 2, Section 2-A2a , which reads as follows:

2. Multiple Family, Commercial and Industrial Development

a.) Fire hydrants shall be installed no more than 300 feet apart on a public or private road. **When any portion of a building being protected is in excess of 150 feet from a water supply on a public or private road, there shall be provided on site, mains and hydrants capable of supplying the required fire flow as required by the Fire Marshal or his designee.** Required fire flow shall be calculated in accordance with National Fire Protection Association Standards 1231 and 1142.

I know that this issue has been discussed previously between the prior Fire Marshal and another member of your firm, and the resolution they agreed to was that having the fire hydrant on Marlin Drive served a better, overall public good as opposed to having a private hydrant installed within the 150 foot of the building requirement. I agree with this position. However, since this position is a variation from the WRTFPPPO's requirements, a formal variance must be submitted. I have attached both the White River Township Fire Department's Variance Application, and the instructions for filling it out. Please complete the application, and return to my office. You may disregard the application fee. I will submit it to the Chief of the Fire Department for review, and then send you notification of his final decision. Once this process is completed, we can then assess the requirements of submitting the variance at the state level, if there are any.

Please contact me with any questions, or if you need any help completing the application.

Thanks,

Braden Prochnow
Fire Marshal CFEI CVFI
White River Township Fire Department
850 Mullinix Rd.
Greenwood, IN. 46143
Office: 317-688-1088
Mobile: 317-883-7347
Fax:317-888-9430
bprochnow@wrtfd.org