



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)

18-11-01

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of applicant	Title
Rodney Weekin	Real Estate Representative
Name of organization	Telephone number
Menard, Inc.	(715) 876-2984
Address (number and street, city, state, and ZIP code)	
5101 Menard Drive, Eau Claire, WI 54703	

2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

Name of applicant	Title
Name of organization	Telephone number
Address (number and street, city, state, and ZIP code)	

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Name of organization	Telephone number
Address (number and street, city, state, and ZIP code)	

4. PROJECT IDENTIFICATION

Name of project	State project number	County
Menards Expansion	IN	Howard
Address of site (number and street, city, state, and ZIP code)		
1715 East Havens Street. Kokomo, IN 46901		
Type of project		
<input type="checkbox"/> New <input checked="" 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):

- A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)
- One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.
- Written documentation showing that the local fire official has received a copy of the variance application.
- 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?

Yes (If yes, attach a copy of the Correction Order.) No

Has a violation been issued?

Yes (If yes, attach a copy of the Violation and answer the following.) No

Violation issued by:

Local Building Department
 State Fire and Building Code Enforcement Section
 Local Fire Department

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved	Specific code section
2012 International Fire Code	3206.6 Building access

Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)
Menard, Inc. is proposing to construct a new warehouse within the lumber yard. We made the determination to submit for a variance to the construction of a fire apparatus access roads in accordance with Section 503 shall be provided within 150 feet (45 720mm) of all portions of the exterior walls of buildings used for high-piled storage.

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:
Menard, Inc. is of the opinion that non-compliance to the rule(s) will not be adverse to the public health, safety or welfare of either the guests shopping at Menards, Menard Team Members, adjacent landowners and/or the City Fire Department in the case of a fire. The fire department indicated that in the unlikely event of a fire, the fire truck would be positioned within the current lumber yard rather than utilizing the fire apparatus road.

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:
Menard, Inc. is of the opinion that the rule(s) would result in excessive costs associated with the relocation of utilities and additional grading. We would need to revise the civil plans to account for the additional storm water that the apparatus road would be created by the new impervious surface. In addition, we would need to further design and extend the existing storm water pipe and structure that provide drainage for the property. With these considerations in mind, Menard, Inc. is respectfully requesting your approval of the requested variance.


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	Date of signature (month, day, year)
	Rodney Wekkin	10-5-18
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)
		10-5-18

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	Date of signature (month, day, year)
	Rodney Wekkin	

Rodney Wekkin

From: Christopher Hall <chall@cityofkokomo.org>
Sent: Friday, October 5, 2018 9:54 AM
To: Rodney Wekkin
Subject: RE: Kokomo, IN - State Variance Application

Rodney, I assumed that the variance was for Kokomo, but just wanted it clarified. Thank you and I have no issues with the variance request.

From: Rodney Wekkin <rwekkin@menard-inc.com>
Sent: Friday, October 05, 2018 9:12 AM
To: Christopher Hall <chall@cityofkokomo.org>
Subject: RE: Kokomo, IN - State Variance Application

Chris,

That is a mistake on my application, thanks for catching. We did obtain the same variance in West Lafayette, but this request is for Kokomo. International Building Code requires a fire apparatus road behind the accessory structure. Since we do not own the adjacent property, we are requesting a variance in this instance.

Regards,

Rodney D. Wekkin
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, WI 54703
Phone: (715)876-2984
Email: rwekkin@menard-inc.com

From: Christopher Hall [<mailto:chall@cityofkokomo.org>]
Sent: Friday, October 5, 2018 7:56 AM
To: Rodney Wekkin
Subject: RE: Kokomo, IN - State Variance Application

Rodney, I'm a little confused with this variance, line item 7, it states that you spoke to the City of West Lafayette Fire Department but you have the City of Kokomo address. My question, is this variance for West Lafayette or Kokomo, because we have not discussed anything about a fire apparatus road. Could you please clarify. Thank you

From: Rodney Wekkin <rwekkin@menard-inc.com>
Sent: Thursday, October 04, 2018 3:54 PM
To: Christopher Hall <chall@cityofkokomo.org>
Subject: Kokomo, IN - State Variance Application

Chris,

I am applying for a variance at the State of Indiana because of an IBC requirement to build a fire apparatus road behind the accessory building. The State requires that we notify the local building official and local fire marshal. I've attached the application as reference. Please let me know if there are any concerns with this request.

MENARD, INC.

5101 MENARD DRIVE
EAU CLAIRE, WI 54703

No. 6187250

Check Date: 09/27/2018

Vendor No. INDIA096 AP04

INDIANA DEPT OF HOMELAND SECURITY, 302 W WASHINGTON ST RM W246, INDIANAPOLIS IN 46207-2739

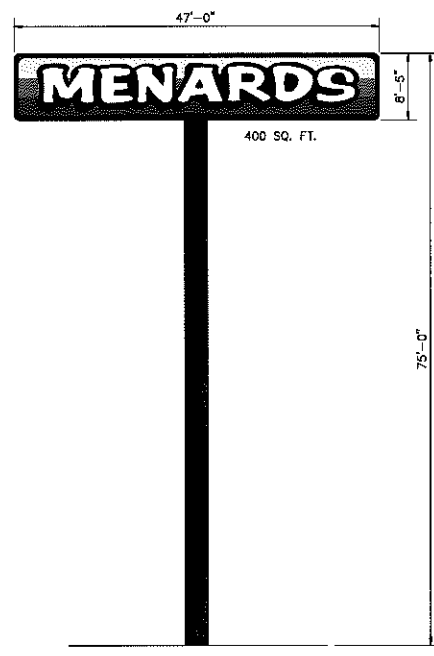
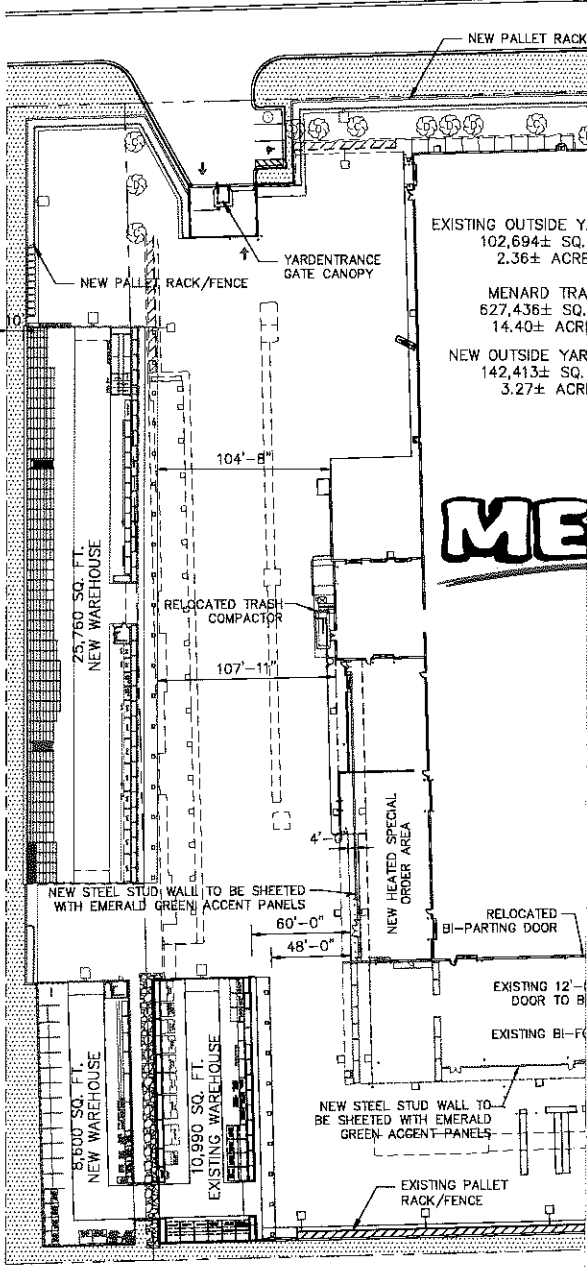
INVOICE #	UNIT	GROSS AMOUNT	DISCOUNT AMOUNT	NET AMOUNT PAID
092818A	1001	276.00	0.00	276.00

INVOICE #	UNIT	GROSS AMOUNT	DISCOUNT AMOUNT	NET AMOUNT PAID
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TOTALS		\$276.00	\$0.00	\$276.00
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DED. CASH DISCOUNT
 CODES 03 OTHER DISCOUNT 06 MISC MINUS
 04 ADVERTISING 09 FREIGHT MINUS

Detach at Perforation Before Depositing Check



PLYON SIGN

ELECTRICAL LEGEND

☒	12	400W M.H. PARKING LOT LIGHTING ON 30'-0" TALL POLES
□	13	400W M.H. CUTOFF LUMNAIRES
—□	12	400W CUTOFF LUMNAIRES YARD LIGHTS
△	11	400W M.H. CUTOFF LUMINAIRE STORE FRONT LIGHTING MOUNTED ON BUILDING
▢	17	175W SOFFIT LIGHTING UNDER TREATED BOARD RACK
●	4	277V M.H. DECORATIVE LAMP

EXISTING LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
☺	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER', 'SHADEMASTER' THORNLESS HONEYLOCUST	18
☺	MALUS 'PRAIRIFIRE', 'PRAIRIFIRE' FLOWERING CRABAPPLE	25
☺	ACER SACCHARUM 'WRIGHT BROTHERS', 'WRIGHT BROTHERS' SUGAR MAPLE	23
☺	PICEA PUNGENS VAR. GLAUCA, COLORADO BLUE SPRUCE	21
☺	SPIRAEA X BUMALDA 'GOLDFLAME', 'GOLDFLAME' SPIRAEA	10
☺	BERBERIS THUNDERBII, JAPANESE BARBERRY	12

PROPERTY TABLE			
MENARDS STORE AREA	627,436 SQ. FT.	14.40 AC	
LOT A AREA	56,693 SQ. FT.	1.30 AC	
LOT B AREA	62,184 SQ. FT.	1.43 AC	
TOTAL PROPERTY AREA	746,313 SQ. FT.	17.13 AC	

MENARDS STORE TABLE			
MENARDS IMPERVIOUS AREA	583,361 SQ. FT.	13.40 AC	
MENARDS PERVIOUS AREA	44,075 SQ. FT.	1.00 AC	
STORE PROPERTY AREA	627,436 SQ. FT.	14.40 AC	

Rodney Wekkin
 Menard, Inc.
 Real Estate Representative
 5101 Menard Drive
 Eau Claire, WI 54703

MENARDS.			PROJECT TITLE		P3
PROPERTIES DEPARTMENT EAU CLAIRE, WISCONSIN			KOKOMO, IN		
SCALE AS NOTED			SHEET TITLE		
			SITE PLAN		
DRAWN BY	DATE		CAD DWG NAME		
KWK	01-11-18		Kokomo, IN		
REVISIONS			BY		
NO.	DATE	DESCRIPTION	SHEET NO.		
			SP		

Rodney Wekin

From: Rodney Wekin
Sent: Thursday, October 4, 2018 2:54 PM
To: 'chall@cityofkokomo.org'
Subject: Kokomo, IN - State Variance Application
Attachments: 2732_001.pdf; KOKOMO-SP (60).pdf

Chris,

I am applying for a variance at the State of Indiana because of an IBC requirement to build a fire apparatus road behind the accessory building. The State requires that we notify the local building official and local fire marshal. I've attached the application as reference. Please let me know if there are any concerns with this request.

Regards,

Rodney D. Wekin
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, WI 54703
Phone: (715)876-2984
Email: rwekin@menard-inc.com



October 4, 2018

Via U.S. Mail

Denise Fitzpatrick
Coder Services
Indiana Department of Homeland Security
402 W. Washington Street, Room E245
Indianapolis, IN 46204

RE: Kokomo, IN – Variance Application

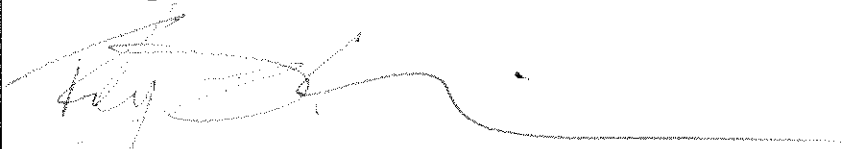
Denise,

Enclosed please find the following items related to a variance request at our store location in Kokomo, IN.

- Application for Variance
- Application Fee of \$276
- 1 - 11"x17" site plan
- 1 - 24"x36" site plan
- One email confirming receipt of application from local fire and building official

Please let me know if you need any additional information regarding this application request. I appreciate your time and efforts on this project.

Kind regards,



Rodney Wekkin
Real Estate Representative
Menard, Inc.

Enclosures