

Owner / Applicant Information

Lewis Jennifer
TRINITAS VENTURES
201 MAIN STREET, SUITE 1000

LAFAYETTE IN 47901

Phone 7568072711

Email JLEWIS@TRINITAS.VENTURES

Submitter Information

Ralph Gerdes
Ralph Gerdes Consultants, LLC
5510 S. East St.

Indianapolis IN

Phone 3177873750

Email Ralph@rgc-codes.com

Designer Information

Daniel Moriarity
STUDIO M ARCHITECTURE AND PLANNING
2 WEST MAIN STREET

CARMEL IN

Phone 3178101502

Email dmoriarity@studiomarchitecture.net

Project Information

TRINITAS OFFICE RENOVATION
6344 CORNELL AVE

INDIANAPOLIS IN 46220

County MARION

Project Type New ☐ Addition ☐ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ F F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ yes

Violation Issued by: LBD

Local Building Official

Phone: 3173278700

Email: planreview.class1@indy.gov

Local Fire Official

Phone: 3173278700

Email: margie.bovard@indy.gov

Variance Details

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

2014 InBC, 1109.2

Conditions: Remodel of small office building has shower on second floor that is not accessible. Code requires new bathing facilities to be accessible.

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

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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. Shower is for private use of a few employees.
2. Given only two (2) stories, the building does not have an elevator serving the second floor.
2. Should a wheelchair user be hired, an accessible shower will be installed on the first floor.

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.

☒

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:

Office has a limited amount of employees and shower is on second floor. Total building area is 2,200 sq.ft. Shower has been installed.