

Owner / Applicant Information

Justine Sharp
Buckingham 900,LLC
941 N MERIDIAN STREET
SUITE B
INDIANAPOLIS IN 46204
Phone 3175546744
Email JUSTINE.SHARP@BUCKINGHAM-CO.COM

Submitter Information

Melissa Tupper
RTM Consultants, Inc.
6640 Parkdale Place
Suite J
Indianapolis IN
Phone 3173297700
Email tupper@rtmconsultants.com

Designer Information

WILLIAM A BROWNE
RATIO Architects, Inc.
101 S. Pennsylvania Street
Indianapolis IN
Phone 3176334040
Email bbrowne@ratiodesign.com

Project Information

The Cabaret at the Metzger Building
924 N Pennsylvania St

INDIANAPOLIS IN 46204

County MARION

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

Project Status ☒ F 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, 1010.7.3

Conditions: Code requires landings at least 60 inches in length to be provided at the top and bottom of ramps. An accessible route is not required, based upon the building being evaluated using Ch 34, but because this is a new ramp it must comply with code.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 2

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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. An automatic door opener will be provided at the bottom of the ramp to open the doors to the exterior at the top of the ramp. This will eliminate the need for users to stop at the top of the ramp to open the doors.

2. An accessible route is not required to this exit, an accessible exit is provided at the main entrance.

3. The owner could provide code compliant stairs at this exit, but wants a ramp for equipment and deliveries.

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 the lack of space available to provide landings at the top and bottom of the ramp as well as provide handrails with code compliant extensions. Landings are provided to allow users to rest on a level floor surface. A door opener will be provided at the bottom of the ramp to open the exterior doors so that users do not have to stop to open the door and can continue to the exterior of the building.