

Owner / Applicant Information

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Project Information

Fountain Lake Apartments 2 Bedroom Remodel  
2220 E Stop 13 Road

INDIANAPOLIS IN 46227

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? ☒ No

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: 2012 Indiana Plumbing Cod, (675 IAC 16-1.4)  
608.1

Conditions: 

Because we are remodeling the kitchens and bathrooms of our apartments the city is asking that the entire apartment complex be brought up to code with regard to installing check valves as necessary for back-flow prevention.

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

- 1

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: 

This property as well as most properties in the city continue to function safely without the installation of check-valves. There have been no recorded instances of any issues at this property.

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.
- Y

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: 

This community consists of 15 buildings with 208 one, two, and three bedroom apartments. We are a small company of 80 associates with the mission of Restoring Hope By Transforming Communities Across Indiana. Our current plan is to remodel the kitchens, bathrooms, and add washer/dryer hook-ups in the units. We estimate spending \$2.2M to renovate this property in an effort to provide a nice, clean, safe, and affordable place to live for the citizens of Indianapolis in addition to providing employment to numerous contractors throughout the city. The cost in excess of \$100K to comply with this request jeopardizes this entire project. We have already been at a standstill for months while awaiting permits.