

Owner / Applicant Information

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Designer Information

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Project Information

Onyx East at Herron Morton  
1836 1854 Central Avenue

INDIANAPOLIS IN 46202

County MARION

Project Type New ☒ Y 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: Other Code (Not in the list provided)  
2014 IBC 905.3.1

Conditions: A new 4-story R-2 Occupancy, 6 unit, Type VA construction apartment building BLDG # 1 that has private stairs within each dwelling unit will not be provided with Class I standpipes.

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

2

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. The building is protected with a fire suppression system throughout per NFPA 13R, 2010 Edition.  
2. The building will have a fire alarm system as required; however will be actuated by either sprinkler flow or manual pull stations.  
Only one of the two methods is required.  
3. Each unit has an exterior door that leads from the interior dwelling unit stair. At each of these locations a strobe/horn will be placed that is visible from the main access road leading to the building. The fire alarm system will be zoned to identify which dwelling unit is in alarm mode the strobe/horn will actuate at the units entry door.

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:

The owner's undue hardship involves the stairs are private stairs with no access to the fire department, thus cost is not justified. Additionally the intent of the code is to provide a safe environment for the fire fighters in rated stair enclosures to use standpipes. The stairs are not enclosed rated stairs. There are no common use areas in the building such as common stairs or corridors.