

Owner / Applicant Information

Mike Cole  
Greek's Pizzeria  
30 N. MAIN STREET

ZIONSVILLE IN 46077

Phone 2603161915

Email MIKE@RUN2RACE.COM

Submitter Information

Christina Collester  
RTM Consultants, Inc.  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email collester@rtmconsultants.com

Designer Information

xxx

Phone

Email

Project Information

Greek's Pizzeria  
30 N. Main Street

Zionsville IN 46077

County BOONE

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  U 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:

Conditions:

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= 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:

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:

Variance Details

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

2014 IBC 3412.9

Conditions: The project involves the expansion of an existing restaurant into 780 square feet of previous retail area. The restaurant used chapter 3410 for the original remodel. Greek's Pizzeria area is 1,800 square feet. The total building area is 3,580 square feet. The remaining 1,000 square feet will remain retail space. The building is classified as Type VB Construction. The Greek's Pizzeria tenant space will be separated from the adjoining retail tenant with a 1-hour fire partition.

The occupant load will exceed 100. The use of section 3412 will permit the building to remain unsprinklered. however with the removal of the Storage occupancy the points value the building is required to meet changes causing the analysis the be short 0.3 points on Fire Safety and 1.3 points short on General Safety.

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

1

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: There are no significant changes to the use and features of the building. The final score change was caused by a change in thee minimum points required by removal of the storage occupancy for the building.

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: The cost of alterations required to result in a passing score create a hardship on the business owner who currently occupies the space.

