

Owner / Applicant Information

R Cassady
Woolery Ventures LLC
P.O. BOX 53

ELLETTSVILLE IN 47429

Phone 8123363608

Email RCASSADY@BLOOMMANAGEMENT.NET

Submitter Information

Melissa Tupper
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email tupper@rtmconsultants.com

Designer Information

Ryan Strauser
Strauser Design + Build, LLC
4213 East 3rd Street

Bloomington IN

Phone 8123363608

Email rmstrauser@strausercci.com

Project Information

The Lofts at Woolery Mill
2200 Tapp Road

Bloomington IN

County MONROE

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: 12-4-12 Existing Buildings; Additions or Alterations
675 IAC 12-4-12(f)

Conditions: The project involves a new 4-story apartment building (R-2 Occupancy) to be constructed under an existing structure that was previously used as a stone mill. A portion of the existing structure will be used as a covered plaza (A-3 Occupancy), restaurants (A-2 Occupancy), and storage (S-1 Occupancy). The existing building and addition will exceed allowable area and height for a non-separated uses building with A-3/A-2/R-2/S-1 Occupancies.

Based upon non-separated mixed uses the maximum allowable area for the building is 34,485 square feet and the maximum allowable height is 3 stories. The existing building and addition are approximately 69,031 square feet and 4 stories.

The existing mill structure is Type IIB Construction, 1-story, and approximately 60 feet in height. The 4-story apartment building will be constructed under the existing mill structure and will be of Type IIB Construction.

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: 1. The addition and existing building, including the covered plaza, will be protected throughout with an NFPA 13 sprinkler system.

2. A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the addition and existing building.

3. The covered plaza, A-3 Occupancy, is very open with ceilings 47-53 feet high.

4. The maximum travel distance for the apartment building and the covered plaza are approximately 170 feet, code permits 250 feet.

5. The apartment building is within allowable area for an R-2 occupancy of Type IIB construction.

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: It is a cost hardship to construct the apartment building of Type IB construction (non-rated, 2-hour rated). The building is on the National Historic Registry which limits what modifications can be made to the existing building as well as it's a cost hardship to upgrade the construction of the existing building.

