

Owner / Applicant Information

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Project Information

House Relocation from 1218 Prospect to 1218 Evison Street

1218 Evison Street

Indianapolis IN 46203

County MARION

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

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☐

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: 2005 Indiana Residential Code (675 IAC 14-4.3)

R302 Location on Lot

Conditions: This project includes moving an existing building (built circa the 1920s) from 1218 Prospect to 1218 Evison Street. The lot to which the prospective owner proposes to move the residence is smaller than that from where the house came. In order to fit on the new lot, the existing home would end up with the north and south exterior walls landing within 3' from the property line(s). As a result the existing exterior walls would be non-compliant with current code, which requires the exterior walls to be one-hour fire resistance rated. Additionally, the existing windows would constitute operable fenestration contained within the fire protected wall which is a location which is prohibited by current code.

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

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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 countless examples of site development throughout historic Downtown Indianapolis neighborhoods which are similar to the proposed site plan layout. Unless one can argue that the existing conditions at all of these existing properties negatively impact the public health, safety and / or welfare, then one cannot extend the same reasoning to this situation. Both adjacent property owners are in support of the project.

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.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☒ Y Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: The existing building is in good condition, and the intention is to retain as much of the original home's cladding and fenestration as possible. Complying with current code would require removing the existing cladding and trim, installing a fire barrier, and replacing the cladding and trim. The cost to perform this work, which is completely in excess of what is necessary to repair and maintain the existing cladding would be in the \$15,000 range - well beyond the expected budget for this one item.

Removing and replacing the windows, which is also beyond the proposed budget, would require replacement with fire-rated, fixed windows. This cost would likely range from \$10,000 - \$15,000 to retain the same pattern and look of the historic building. Additionally, many of the windows are operable, and removing that ability would require additional changes to the interior of the home where sleeping rooms would no longer have emergency escape and rescue openings.

Re-locating this home is a contingency for the development of 1218 Prospect. The timing is such that this is as good of an opportunity there is for this home to find a new location, with willing participants all around. There are few if any lots available locally which would allow for this building to be placed in a manner that is compliant with all current zoning and residential building code requirements. This is not a unique situation for a historic home.

