

Owner / Applicant Information

Beau Ansty  
10th Street Warehouse, LLC  
429 NORTH PENNSYLVANIA STREET  
SUITE 204  
INDINAPOLIS IN 46204  
Phone 3172624999  
Email BANSTY@STENZCORP.COM

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place  
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Designer Information

Clete Allan Kunce  
ONE 10 STUDIO, PC  
200 S. Meridian St.  
Suite 301  
Indianapolis IN  
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Email ckunce@one10studio.com

Project Information

Woodruff Place Beholder  
1844 E 10th Street

INDIANAPOLIS IN 46201

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? ☒ yes

Violation Issued by: LBD

Local Building Official

Phone: 3173275544

Email: planreview.class1@indy.gov

Local Fire Official

Phone: 3173275544

Email: margie.bovard@indy.gov

Variance Details

Code Name: Other Code (Not in the list provided)  
1008.1.6, 2014 IBC

Conditions: The exterior landing at the rear exit will have a width of 28.5 inches based upon the proximity of the property line. Code minimum is the width of the door, which is 36 inches.

The project involves conversion of a former automobile repair shop to a small restaurant.  
The calculated occupant load is less than 100.

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. A new concrete landing will be provided at the required elevation as required.

2. The provided width is adequate to serve the occupant load.

3. An exterior egress light fixture will be provided as required.

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 landing cannot extend beyond the property line.