

Owner / Applicant Information

Amy Baggot  
Mug 2, LLC d/b/a Bonna Station  
2720 FAIRWAY VILLAGE DRIVE  
  
GREENFIELD IN 46140  
Phone 3177534328  
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Submitter Information

Alex Intermill  
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Indianapolis IN  
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Project Information

Bonna Station  
130 S. Audubon

Indianapolis IN 46219

County MARION

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

Project Status ☒ U 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: 2014 IBC  
2902 675 IAC 13-2.6-29

Conditions: New restaurant has space for only one unisex restroom.

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: Bonna Station is located in an approx. 1,672 sq. ft. building with seating for 51 patrons inside and a possible additional 28-30 for outdoor seating. There will be approx. 6 employees per shift. While the code requires an additional restroom, the low-number of employees per shift and the intermittent patron load, the single unisex restroom will allow patrons and employees to use the toilet and/or wash hands. The space has been previously used as a cafe with only one restroom and with no known complaints.

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.

Y

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: Space is limited within the building and adding an additional restroom would, if possible, eliminate two tables and 8-10 seats inside the restaurant. The 15%-20% reduction in indoor seating translates into a 15%-20% reduction of revenue for indoor dining, which will comprise the majority of annual revenue. The reduced revenue coupled with the increased cost of renovations attributable to constructing an additional restroom and plumbing in the existing building create an undue hardship and burden on the applicant.