

Owner / Applicant Information

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Bethel Townhome Apartments, LP by Bethel Townhomes GP, LLC
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Designer Information

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Project Information

Bethel Townhomes Renovations
3102 N Baltimore Avenue

INDIANAPOLIS IN 46218

County MARION

Project Type New Addition Alteration Existing Change of Occupancy

Project Status 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: Other Code (Not in the list provided)

IN Mech Code 2014; Sect. 306.1

Conditions: We are remodeling all 94 townhouse apartments in a complex representing all apartments. There are 64 two-bedroom units with the same floor plan and 30 three-bedroom units with the same floor plan, although approximately half of the units are mirrored. Reference the attached floor plans showing the existing and proposed first floor plans for both types of units. We have also attached the floor plans of a typical 8-unit building. There are 12 buildings each with 6, 8, or ten units. We are remodeling units with minimal changes to wall locations. Doors, finishes, millwork, cabinetry, plumbing fixtures, appliances, etc., will all be new. This variance request is for all 94 units. Variance is being requested because the City of Indianapolis listed the existing clearances as violations

We are replacing all gas-fired furnaces with new furnaces in the same locations. Although access will be improved, we do not have the 30" x 30" working space in front of the control side required for new construction because the existing mechanical closet and/or the access door is smaller than that. Access doors are 28" wide in two-bedroom units which is the largest door that fits the room size. Access doors are 24" wide in three-bedroom units which is the largest door that fits the room size. Existing water heaters sit on the floor and hinder access to that side of the furnace, but the replacement water heaters will be mounted high and allow access to the furnace. Note that in the two-bedroom units we are adding a separate 30" door to allow access to another side of the furnace. All existing bifold doors are being changed to hinged doors at the Owner's request.

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: The apartment complex dates from circa 1970, and units have functioned satisfactorily. Mechanical or Electrical work on the affected devices will be performed by professionals.

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: Corrections to gain a few inches would require wall relocations in every unit. Wall relocations would have a snowball effect and cause additional revisions such as plumbing and electrical relocations, floor slab patching, ceiling patching, etc.

Variance Details

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

IN ElectCode2009; Sect. 110.26

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We are replacing all electrical panel boards. In two-bedroom units the existing configuration allow only 30" clear in front of the electrical panels in lieu of the required 36", although opening the door across from the panel would increase the clearance to beyond the requirement. Adequate clearance exists in the three-bedroom units, so this request applies only to the 64 two-bedroom units

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