

Owner / Applicant Information

Stan Worth
Central Christian Church Temporary Homeless Shelter
701 NORTH DELAWARE STREET

INDIANAPOLIS IN 46204

Phone 3176263031

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Submitter Information

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Project Information

Central Christian Church Temporary Homeless Shelter
701 North Delaware Street

Indianapolis IN 46204

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: 12-4-11 Change of Occupancy or Use of Existing Buildings

Rule 4, Section 11(f), GAR

Conditions: The gymnasium space in the 1920 annex portion of the downtown Indy Central Christian Church will be used as a temporary homeless shelter for up to 70 individuals from December 31, through March 15 - a period of 75 days. The GAR permits temporary Residential use in an A Occupancy building, but only for a period of up to 30 days. The variance request is to permit the proposed arrangement for a period of 75 days on an annual basis beginning with the current year.

The proposed arrangement is sponsored by the Coalition for Homelessness Intervention and Prevention, a local volunteer non-profit service agency. CHIP is working in cooperation with Wheeler Mission and the IMPD Homeland Security Bureau to develop a strategy to accommodate the increasing number of homeless in Indianapolis. The Central Christian Church has offered the use of the 2,500 sq ft Gym in their downtown facility. The facility was used successfully last winter for a period of 60 days per approved Variance 18-01-46.

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:

1. The Gym is on the ground floor of the building and has direct access to two (2) remotely located exterior exits.
2. The gym will be provided with a system of battery-operated smoke alarms.
3. The building is provided with a manual fire alarm system.
4. The shelter will be fully staffed 24/7 during the time of use as a homeless shelter.
5. Rest room facilities are available immediately adjacent to the gym.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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.

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

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

Facts:

CHIP is working in cooperation with Wheeler Mission and the IMPD Homeland Security Bureau to develop a strategy to accommodate the increasing number of homeless in Indianapolis in recent years. Wheeler Mission, the primary location for shelter and care of the homeless in downtown Indy, has been overwhelmed with the number of homeless individuals needing care and shelter. In 2017, there were 58 recorded deaths of individuals in Indianapolis associated with homelessness - many of these occurred during cold weather months. The use of this homeless shelter will be a safe place to shelter these individuals during their time of greatest vulnerability to weather-related hardships.