

Owner / Applicant Information

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Project Information

Public Greens  
301 East Market Street

Indianapolis IN 46204

County MARION

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

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

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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)

IBC 2012 1014.2 (4)

Conditions: The tenant space that Public Greens will occupy was initially identified as retail in the building's original submission for construction. The space is now being reviewed as an assembly occupancy which requires a second exit. The second exit provided by the landlord passes through a corner of a staging space which is being interpreted as exiting through an intervening storage-like space.

### 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

☐ 2

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 will be a demarcation of the floor for it to remain clear at all times. There will be signs placed on the doors in the staging area that read, "NOT AN EXIT". The space is already monitored by building security and the building Dock Master to be sure it is kept clear and clean.

### 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: There is a security office adjacent to the exit from the staging area which is required to have a clear line of sight of and through the staging area to the doors into the delivery bay. This line of sight prevents separation of the staging area from the egress corridor. Adding an alternative second exit directly to the exterior of the building would be an excessive additional cost to the tenant and would reduce revenue by reducing dining capacity. The second exit would require changes to the exterior glazing, the addition of a stoop and ramp and encroachment onto already narrow city sidewalks adjacent to the tenant space.