

Owner / Applicant Information

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Project Information

1321 Hoyt Avenue
1321 Hoyt Avenue

Indianapolis IN 46203

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: 3173275529

Email: planreview.class1@indy.gov

Local Fire Official

Phone: 3173275529

Email: margie.bovard@indy.gov

Variance Details

Code Name: 2005 Indiana Residential Code (675 IAC 14-4.3)
R302

Conditions:

The exterior wall is less than three feet from the property line.
The exterior wall eaves and penetrations will not be rated per R302.1 and R302.3.
Unprotected windows will be provided in the wall in violation of section R302.2.

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 residence will be provided with an NFPA 13D sprinkler system designed and installed by a sprinkler contractor with a NICET Level III sprinkler designer. The sprinkler system has been designed and installed in accordance with NFPA 13D, 2010 edition. NFPA 80A, the Recommended Practice for Protection of Buildings from Exterior Fire Exposures, SECTION 5.6.3, states where the exposing building or structure is protected in accordance with automatic sprinklers properly designed and maintained for the hazard involved, no exposure hazard should be considered to exist.

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.

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:

Most houses in Fountain Square are closer than the required 3 feet from the property line. Many homes on this block and in the immediate area have already gone through the process of the variance for second floor exterior walls to meet fire resistant requirements. Installation of the 13D sprinkler system protects both the occupant by improving the life safety within the structure and eliminates the exposure hazard to the adjacent property owner.

