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Project Information

Children's Theraplay Phase II Expansion and Renovation  
9919 Towne Rd

Carmel IN 46032

County HAMILTON

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: Other Code (Not in the list provided)  
2014 IBC Sec. 503.1

Conditions: A new addition plus the existing building will exceed the allowable area for Type VB Construction. Based upon a classification of U Occupancy (Class I agricultural) for the stable, and the remainder of the building classified as B and A-3 Occupancy (therapy arena, offices, and new fundraising banquet room), the allowable area per current code is approximately 26,125 sf. The area of the existing building plus the addition will be approximately 31,700sf, including open canopies.

The Children's Theraplay Foundation is a a not-for-profit outpatient pediatric rehabilitation clinic, the Children's Theraplay Foundation provides physical therapy and occupational therapy for special-needs children ages 18 months to 13 years. The existing building includes a riding arena for one-on-one riding sessions, other therapy spaces, and office and support functions. The original portion of the structure was constructed in 1968 as an agricultural building, with a previous stable addition in 1991. A previous project phase included replacing the previously existing stable with a new stable addition. The current phase includes remodel and addition to office areas and new fundraising banquet room surrounding the riding arena, as well as the installation of a sprinkler system throughout the building.

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

1

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 building will be protected throughout with an automatic sprinkler system per NFPA 13 at the end of this project phase.  
2. A 1-hour fire barrier with non-rated openings with closely spaced sprinklers will be provided between the arena/office area and the new fundraising banquet room.  
3. The addition will have minimal impact on travel distances in the existing arena facility (will be less than the 300 feet permitted with the added sprinkler system) and will improve functionality in the office spaces.

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.

☒ 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: The hardship is the cost and difficulty of providing fire wall separations for the addition, while the building will be provided with a sprinkler system throughout. Majority of the building is Group B occupancy (allowable area is restricted based upon non-separated agricultural Group U occupancy of the stable).

