

Owner / Applicant Information

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Submitter Information

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Designer Information

Daryl Williams-Dotson  
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Project Information

Retail Development  
4305 East Michigan St

INDIANAPOLIS IN 46201

County MARION

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  F 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: 2014 IBC

Section 1008.1.6 IBC

Conditions:

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= 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 Owner proposes replacing the small, and now deteriorated, step with a new step with a deeper tread and with handrails which should provide a safer condition than that which currently exists. The plan also calls for providing a grade level entry/exit at the rear of the building to enhance accessibility and which will provide a safer means of egress. Since this situation is not uncommon in buildings of this vintage, and since there is an exception permitted for Group R uses when the door does not swing over the steps as is the case with this building (although this use is Group M) and because of the relatively low occupancy load, we ask that a variance be granted in this case.

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.

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:

This situation involves a building which is more than 80 years old. When the building was originally constructed, the floor line was placed approximately 10-12 inches above the adjacent sidewalk and a small step was placed at each entry. (see attached photo) This was not uncommon at that time.  
There is only 1.7 feet between the building and the right-of-way which does not provide adequate space to place a 44" deep landing. (see attached survey)  
The Architect considered recessing the doorway into the building, however, the wood floor structure would be difficult to make weather tight and replacing the wood floor structure with another material would be prohibitively expensive.