

Owner / Applicant Information

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Project Information

The Line Urban Flats - South Building
965 East 64th St

INDIANAPOLIS IN 46220

County MARION

Project Type New ☒ Y 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: Other Code (Not in the list provided)
2014 IFC Sec. 308.1.4

Conditions: A gas grill will be installed next to the combustible building in an open courtyard area (above non-combustible parking garage). Open flame cooking devices are not permitted within 10 feet of combustible construction.

The project involves construction of a 1-story plus basement enclosed parking garage, with commercial space on 1st floor, and 4-story apartment building above. The project was designed utilizing the horizontal building separation allowance per Sec. 510.2, with a 1-story plus basement Type IA podium and 4 stories of Type VA above the podium.

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 exterior wall directly behind the grill will be covered with brick veneer for the full 1st story of the combustible building.
2. Patios surrounding the courtyard will be protected with sprinklers as required.
3. Based upon the lack of exposed combustible construction behind the grill, the proposed installation will not be adverse to safety.
4. A similar variance was approved for a gas grill on a combustible roof deck (17-04-57).

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.

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 grill is an important tenant amenity. Given the urban location of the building, there is limited outdoor space available on site to provide a grill away from the building.