

Owner / Applicant Information

Andrew E Dalstrom  
Indy Horror Story, LLC  
9 ASH COURT

BEECH GROVE IN 46107

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Project Information

Indy Horror Story, LLC  
2002 Prospect St.

Indianapolis 46203

County MARION

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: 12-4-11 Change of Occupancy or Use of Existing Buildings  
675\_IAC 12-4-11(b)

Conditions: 

The existing retail building constructed in 1910 (originally a residence and most recently used as a church) is approximately 6,000 s.f. and will be used for special amusement (Immersive Horror Play similar to a Haunted House) annually without complying with the rules for new construction. The existing building is not sprinklered.

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 Immersive Horror Play will only be occupied by the public on 36 nights in Sept, Oct and Nov.
2. The "attraction area" is comprised of only 10 rooms (approx. 2,000 s.f. total). The building's layout (rooms and hallways) will be unaltered. The rest of the building is made up of an entry, lobby, waiting area, restrooms, dressing area and an unused basement.
3. Only 8 guests at a time are escorted by a staff guide from room to room where they encounter an actor who delivers a script. This is similar to the historical plays performed in the Benjamin Harrison Home Historic Site.
4. There are never more than 24 guests in the entire building at any one time. 10 actors and 5 staff members make an occupancy of no more than 39 people at one time.
5. Participants and staff are never more than 50 feet from an exit.
6. The building will have smoke/fire detectors in each room with the alarm panel in a monitored control room.
7. Every room of the house will have a CCTV video camera fed to a monitor in the control room.
8. The staff member in the control room will have the ability to initiate an automated P.A. system in case of emergency or evacuation. They will also have the ability to cut all power to the building if necessary.
9. All staff, the control room monitor and on on-site police officer will stay in contact via 2-way radios.
10. All combustible decorative materials will be treated with fire retardant.
11. Fire extinguishers will be set throughout the building.
12. Emergency lighting is provided in the existing building including illuminated exit signs and emergency flood lights that activate during power failure.
13. All staff, actors and guides will be well trained in emergency procedures including evacuation of the building.

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.

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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.

Y

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

The cost of adding a sprinkler system including upgrading utility services and running that system through a historical building would be excessive for the limited duration and income of the attraction for which the space is needed.