

Owner / Applicant Information

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Project Information

Aria Apartments Pool

11005 Octave Drive

Zionsville IN 46077

County BOONE

Project Type New ☒ Y 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)

IAC 20-2-12

Conditions: Code requires wading pools to be physically separated by at least 20 feet from pools deeper than 24 inches, or provided with a 4 foot barrier that creates a minimum travel distance of 20 feet. A proposed tanning shelf will adjoin the main pool, not designed as a wading pool with separation.

The project involves construction of a new approximately 1,800 sf in-ground pool for Aria Apartments.

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 tanning shelf is not intended to be used as a wading pool. It is for shallow water sun tanning.
The maximum depth of the tanning shelf is 6 inches.

Similar variances have been approved in the past, including 18-05-69 (b) and 17-07-28 (b).

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.

☒

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: It is a cost and operational hardship to provide a barrier between the pool and tanning shelf, which would also require additional equipment for separate circulation and filtration.

Variance Details

Code Name: Other Code (Not in the list provided)

IAC 20-2-17

Conditions: Code requires a 2-hour turnover rate for wading pools. A tanning shelf, designed as part of the main pool, will not have an independent turnover rate separate from the pool.

The project involves construction of a new approximately 1,800 sf in-ground pool for Aria Apartments.

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 tanning shelf is not separated from the main pool. Oversized pool pump and filter, and additional inlets are provided to increase water turnover rate in the shallow tanning shelf area. A UV system will also be provided in addition to the standard chlorine generator as a secondary disinfection system.

Similar variances have been approved in the past, including 18-05-69(a), 17-07-28(a), 17-03-01, 17-02-07 (b), and 16-04-02.

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: It is a cost and operational hardship to provide a barrier between the pool and tanning shelf, which would also require additional equipment for separate circulation and filtration.

