

Owner / Applicant Information

Mel Moss
Witch Hazel
1527 CENTRAL AVE

INDIANAPOLIS IN 46202

Phone 3173081946

Email MELMOSSHAIR@GMAIL.COM

Submitter Information

Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

Kaitlyn Barrett
Parallel Design Group
8940 River Crossing Blvd

Indianapolis IN

Phone 3176269739

Email kaitlyn@paralleldg.com

Project Information

Witch Hazel Salon
850 Massachusetts Ave

Indianapolis IN 46204

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: Other Code (Not in the list provided)

2014 IBC Sec. 2902.2

Conditions: A single multiple-user restroom will be provided in a salon to serve employees in lieu of separate male and female restrooms. Code requires separate sex employee restrooms where serving more than 15 employees. Public facilities are not required.

The project involves tenant build-out for a salon in a 1st floor suite of the Bottleworks Hotel.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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1=Non-compliance with the rule will not be adverse to the public health, safety or welfare.

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 restrooms are only required to serve employees of the salon. Public restrooms are not required for a salon based upon anticipated occupant load less than 150 (Sec.2902.3 Exc.2).

2. The anticipated number of employees is 20. Code permits up to 15 employees without separate sex facilities.

3. Individual private water closets (full height walls and doors) will be provided.

4. Very similar variances have been approved in the past including for public use in King Cole Hotel (Variance 19-09-22), West Lafayette City Hall (Variance 19-02-21), and Phoenix Theater (Variance 17-03-34) as well as tenant amenity restrooms in Butler University Housing Phase 2 project (Variance 17-01-21).

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.

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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.

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:

Providing a single restroom as proposed will create space efficiency without sacrificing individual privacy.

