

Owner / Applicant Information

Jeffrey Law  
ZP Investments, LLC  
11460 NORTH MERIDIAN STREET

CARMEL IN 46032

Phone 3177055050

Email JLAW@ZOTECPARTNERS.COM

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

William Browne, Jr, FAIA  
Ratio Design  
101 South Pennsylvania Street

Indianapolis IN

Phone 3176334040

Email bbrowne@ratiodesign.com

Project Information

Zotec Office Building  
Fidelity Way and North Illinois Street

Carmel IN 46032

County HAMILTON

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: Other Code (Not in the list provided)

306.1, 2014 IMC

Conditions: The access panels provided for servicing the VRF mechanical units in hard ceiling areas on each floor level will not be of sufficient size to permit replacement of the corresponding units. The IMC requires access for maintenance and replacement of appliances without requiring permanent or fire-rated construction to be removed. The typical size of access panels will be 24" X 24" or larger.

The project involves construction of a 5-story headquarters facility, which will include office and work areas, training facilities, meeting rooms, food service/dining, fitness facilities, and 1st floor executive parking. The 1st floor includes a training room and a dining area. Zotec provides revenue cycle management for health care related clients.

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

1

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 access panels to be provided will provide access for regular maintenance.

2. Any removal of construction required for the eventual replacement of the units will not involve removal of fire-rated construction.

3. Based upon the conditions noted, the use of the proposed access panels will not be adverse to safety or welfare.

4. Variances for this issue have been previously approved, including 20-04-25, 20-04-05a, 19-01-36, 18-08-56a, and 17-03-69.

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.
- ☒ 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: Imposition of the rule would impose significant initial cost with no benefit to public safety or welfare.

