Owner / Applicant Information

YAIR YUNJI
PRANA HOUSE
437 EUCLID AVE

INDIANAPOLIS IN 46201

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Project Information

PRANA HOUSE
437 N. EUCLID AVE

INDIANAPOLIS 46201

County MARION

Project Type New [ ] Addition [ ] Alteration [Y] 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: 3179354683 Email: planreview.Class1@indy.gov

Local Fire Official

Phone: 3179354683 Email: DAVID.CARPENTER@INDY.GOV

Variance Details

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

2014 IBC 903.2.8

Conditions: We are requesting a variance to utilize several rooms located on the third floor of the structure for the existing drug rehabilitation on the first and second floors. The facility has less than 16 occupants and installation of a 13 D sprinkler and fire suppression system will be provided throughout the R-4 occupancy.

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: Prana House is currently, and separately from this request, in the process of obtaining approval for installation of a 13-D sprinkler and fire suppression system. (plans attached) We intend to administer strict compliance, oversight, education to ensure public health, safety and welfare remain protected.

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.

[ ] 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: Existing conditions: The building¿s current structure and layout do not allow a codecompliant new stair or elevator to the third floor without major demolition and whole-building reconfiguration. ¿ Site limits: Exterior additions for a stair/elevator are constrained by the small lot and existing site features, making a compliant tower impracticable. ¿ Systems disruption: Any new vertical shaft would require relocating primary mechanical/electrical/plumbing risers serving all floors, forcing an extensive shutdown of residential operations. ¿ Program impact: Loss of third-floor beds would reduce sustainable census and fragment staffing/supervision, creating major operational problems for a small residential program. ¿ Accessibility approach: Accessible sleeping rooms and services are provided on lower floors; third-floor use would be limited to ambulatory residents to avoid infeasible structural work. ¿ Construction impact: The scope necessary for strict compliance would require prolonged closures, resident displacement, and neighborhood disruption that the program cannot absorb while operating.

Variance Details

Code Name: 1998 Indiana Building Code (675 IAC 13-2.3)

675 IN Admin Code 13-2

Conditions: We are requesting a variance to utilize several rooms located on the third floor of the structure as is without further renovations to the structure.

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