Owner / Applicant Information

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Submitter Information

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Designer Information

Sal Fateen
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Coventina CA

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Project Information

PolyJohn Indy Warehouse
221 S Franklin

INDIANAPOLIS KY 46219

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: 3173277526 Email: planreview.Class1@indy.gov

Local Fire Official

Phone: 3173277526 Email: ContactIFD@indy.gov

Variance Details

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

2014 InFC 3206.6.1.1

Conditions: The code analysis submitted calls out ESFR sprinklers. Access doors are spaced more than 200 lineal feet apart. The top and plan left sides only have 1 door on that side and are over 200 feet in length.

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

[1]

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

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: We can get egress distances down to 250¿ or less to two exit locations from all locations in the warehouse which would suffice an S-1 occupancy designation. Please see updated attached egress layout for reference.

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.

[ ] 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: Adding doors to the east side of the building would provide egress access but would not be facing a fire apparatus road as this is not an option with the existing buildings surrounding this one.
Adding doors to the north side of the building would delay PolyJohn from utilizing the space as needed for their operations which would create ripples in their procurement process. These delays would create additional costs and hurdles for a small business expanding to the Indianapolis area.
Adding additional doors may create an obstacle between the renter (PolyJohn) and the building owner after the renter has deployed a lot of capital to upgrade the space to fit there need.