Owner / Applicant Information

Blake M Sauer

3554 CHERWELL DRIVE

ZIONSVILLE IN 46077

Phone 3175015969

Email BLAKE.SAUER@COKECONSOLIDATED.COM

Project Information

TRESSS Pool Install
3554 Cherwell Drive

Zionsville 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? [yes]

Violation Issued by: LBD

Local Building Official

Phone: 3178735108 Email: mlathrop@zionsville - in.gov

Local Fire Official

Phone: 3178735108 Email: rlipts@zionsville - in.gov

Variance Details

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

2020 Indiana residential code

Conditions: 2020 indiana residential code section 501.2

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: This variance request is in reference to the install of a residential pool on private property. This pool has successfully been approved and installed in other surrounding city's including; Carmel, Lebanon, Indianapolis, as well as Zionsville.

An interpretation ruling is also under consideration by the State Building Commissioner.

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: This residential property is currently under construction and is planned to be complete on August 21, 2026. We have already scheduled contractors and equipment in order to complete the work and install the pool. We also have paid for landscaping that needs to take place post installation of the pool, but prior to closing on August 21st. Delays in the approval will cause excessive costs for rescheduling contractors and equipment needed for install. We will also be forced to re-do damaged landscaping if pool install is not approved until a later date. The above code violations were never disclosed to us by the manufacturer until August 3, 2026.