

Owner / Applicant Information

Todd Morris
JTM Commercial
6440 WESTFIELD BOULEVARD

INDIANAPOLIS IN 46220

Phone 3173403909

Email TODD@JTMCOMMERCIAL.COM

Submitter Information

Ralph Gerdes, AIA
Ralph Gerdes Consultants, LLC
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Indianapolis IN

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Designer Information

Daniel Moriarty
Studio M Architecture
2 West Main Street

Carmel IN

Phone 3178101502

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Project Information

River House Broad Ripple
6311 Westfield Boulevard

Indianapolis IN 46220

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)

InBC - 2014 Sec 504.2, 510.2

Conditions: New apartment building (2 story podium, 6 stories total) will have an elevator shaft/control room, lobby, IT closet, and two (2) toilet rooms located on the roof with an open air amenities area. The approximate enclosed area is 725 sq ft. The enclosed area is technically classified as a 5th story on this Type V A building and exceeds the permitted overall building height. Deck Height is approximately 70 ft. Code only allows V A buildings to be four stories.

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: 1. The building is protected by an automatic fire suppression system per NFPA 13.
2. Approximate Square Footage: Total Elevator Lobby (103 sq ft), 2 Restrooms & IT Closet (123 ft), Elevator Shaft/Control Room and Stair (450 sf)
3. A similar variances: [16-12-52 (c), 13-09-47(c),13-10-44(b)] were approved for elevator lobbies, storage and other similar areas on roofs.

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.

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: The owner's undue hardship involves need for these small functional areas necessary for the marketing of the property for the residents.



**MICHAEL R. PENCE, Governor
STATE OF INDIANA**

DEPARTMENT OF HOMELAND SECURITY

DAVID W. KANE, EXECUTIVE DIRECTOR

Indiana Department of Homeland Security
Indiana Government Center South
302 West Washington Street
Indianapolis, IN 46204
317-232-3980

Todd Morris
JTM Commercial
6440 WESTFIELD BOULEVARD

March 9, 2017

INDIANAPOLIS, IN 46220

Dear Todd Morris,

This letter provides notice below of the action taken by the Fire Prevention and Building Safety Commission on your application(s) for a variance(s) from the Commission's rules under IC 22-13-2-11 and 675 IAC 12-5. The Commission considered the application with all alternatives offered, as a part of its published agenda, at its regular meeting on March 7, 2017.

Project Number	Project Name	Variance Number
0	River House Broad Ripple	17-03-63

Commission Conditions

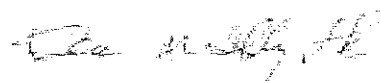
Actual floor space of 240 square feet is to be allowed.

Edition	Code	Code Section	Commission Action & Date
	Other Code (Not in the list provided)	InBC - 2014 Sec 504.2, 510.2	Approved with Commission condition(s) 03/07/2017

You are advised that if you desire an administrative review of this action, you must file a written petition for review at the above address with the Fire Prevention and Building Safety Commission. Your petition must fully identify the matter for which you seek review no later than eighteen(18) calendar days from the above stated date of this letter, unless such date is a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours; in which case the deadline would be the first day thereafter that is not a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours. If you do so, your petition for review will be granted and an administrative proceeding will be conducted by an administrative law judge appointed by the Fire Prevention and Building Safety Commission. If you do not file a petition for review, this action will be final.

Please be further advised that you may request an opportunity to informally discuss this matter prior to filing a petition for review. Such informal discussion, or request therefore, does not extend the deadline for filing a petition for review and, therefore, any request for an informal discussion should be made promptly, preferably by telephone or e-mail, upon receipt of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dean Illingsworth". The signature is cursive and somewhat stylized, with a large initial "D".

Dean Illingsworth
State Building Law Compliance Officer,
Department of Homeland Security

17-03-62(a)(b)(c)(d)(e)(f)(g)(h) Arbuckle Mixed Use Development Proposed Block "C" in
Brownsburg Public Green, Brownsburg

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variances (a)(b)(d)(e)(f)(g)(h) had been eligible for the block vote. Commissioner Brown moved to approve the above stated variances, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (c) was a request to allow Area F to have 100% horizontal exiting. The building is protected by an NFPA 13 system, with a compliant travel distance. The building will have four enclosed exit stairs, while the minimum required is two. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

17-03-63 River House Broad Ripple, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow an enclosed area of 725 square feet, being called a fifth story, to be located on the roof of a new sprinklered apartment building designed with a 2 story podium. The height is approximately 70 feet. It consists of an elevator shaft/control room, lobby, IT closet and two toilet rooms with an open-air amenities area, and there are two exits from the roof. Following discussion, Commissioner Von Deylen moved to approve with the condition that the actual floor space not exceed 240 square feet. Commissioner Hoch made the second. It was voted upon and carried.

17-03-64 Ashford at Keystone, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. At some time during the 1960's, an existing 2-story eight-unit apartment building had combined two units. The current owner wishes to return the seven-unit building to the original eight units. The new unit and the remodeled unit will be protected with an NFPA 13D system. The existing 1-hour floor/ceiling assembly separates the first and second floor, and the new wall between the converting units and the existing common entry wall will be 1-hour separations. Following discussion, Commissioner Brown moved to approve with the condition that they meet the requirements of NFPA 25, with the second by Commissioner Hoch. It was voted upon and carried.

17-03-65(a)(b) DePauw University Wine Bar Art Gallery Apartments, Greencastle

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was a request to allow three openings in the party wall between the one-story M2 Music on the Square building and the two-story 17-19 North Indiana building with basement. The openings will be protected with 3-hour rated assemblies, and the building will be sprinklered though with an NFPA 13 system. The two buildings together would be used occasionally for benefit functions and other like events. Following discussion, Commissioner Hoch moved to approve with the second by Commissioner Von Deylen. It was voted upon and carried.

