

From: [Boyle, Douglas J \(DHS\)](#)
To: [Carrie Ballinger](#)
Cc: [Fitzpatrick, Denise](#); [Burgess, Craig](#)
Subject: RE: Late Variance Request - 19535 - Walnut St Parking Garage
Date: Wednesday, June 26, 2019 6:10:00 PM
Attachments: [image002.png](#)

Carrie,

This late filing request is approved. Denise will assign it a number for the Commission's July 2, 2019 meeting agenda. Please inform the applicant and the authorities having jurisdiction that the Commission will consider this variance request on Tuesday, July 2, 2019.

Sincerely,

Douglas J. Boyle | Director – Fire Prevention and Building Safety Commission
Indiana Department of Homeland Security
302 W. Washington Street, Room E-208
Indianapolis, IN 46204
Tel: (317) 650-7720
Email: DoBoyle@dhs.in.gov
Web: www.in.gov/dhs



From: Carrie Ballinger [mailto:ballinger@rtmconsultants.com]
Sent: Wednesday, June 26, 2019 12:01 PM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>; Burgess, Craig <CBurgess@dhs.IN.gov>
Subject: Late Variance Request - 19535 - Walnut St Parking Garage
Importance: High

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Doug,

Our client is requesting this variance to be added late to July hearing. We have received all acknowledgments as of today. Please see attached request form.

This is a parking garage that is managed by the City of Bloomington. A stairway is in immediate need of closure for repair, so it is pertinent that this variance be heard sooner rather than later. I'm also attaching an email response from Tim Clapp, verifying the fire department is not opposed to the variance.

Please let me know if you have any questions.

19535 (Online) Application Date:06/21/2019 Name Walnut St Garage_Typical Level Plan.pdf Date:06/21/2019 View Plan Name WALNUT ST STAIR_EXIT DIST_RGM.pdf Date:06/21/2019 View Plan Name Walnut St Garage Stair Replacement Plans.pdf Date:06/21/2019 View Plan	Walnut St Parking Garage SE Stairwell Rept 302 N Walnut St BLOOMINGTON 47404 [view application in html] [view app in pdf for IE] Ready for IDHS processing! LFO acknowledgement received! LBO acknowledgement received!	MONROE	Code Name: Other Code (Not in the list provided) [view code Details] Specific Section: 2014 IFC Sec. 3311.2
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Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Suite J
Indianapolis, IN 46254

Tel. (317) 329-7700 x110
Fax. (317) 329-8411



REQUEST FOR CONSIDERATION
OF
UNTIMELY FILED VARIANCE APPLICATION

1. Name of Applicant: City of Bloomington

2. Date of Filing: June 21, 2019

3. Prejudice Claimed (mark all that apply)

a. Excessive loss of time:

b. Unreasonable Cost:



4. Evidence Supporting Claim of Prejudice (please attach copies of all supporting documentation)

The southeast stair tower is in severe state of deterioration. The stair needs to be closed from public use as soon as possible to avoid a life safety issue. Waiting for the August hearing will keep the stair accessible in an unsafe condition or require closure of the entire parking garage. Closure of the garage would be devastating to the downtown area. With two other public parking garages in the City being closed/under construction, parking in the area is already strained and current monthly parkers would have no location to which they can relocate for parking. The parking garage houses 273 monthly parkers, and provides for an estimated 8,500 transient parkers per month (280 parkers per day). Construction is estimated to take 8-12 weeks. Additionally, closure of the garage would result in a loss of revenue of at least \$23,000 per month.

By submitting this form, I swear that the information provide above is true and accurate.

Michelle L. Wake

Signature

Approved 6/26/19 for
7/2/19 FPBSC Meeting

- DJB

From: [Tim Clapp](#)
To: [Carrie Ballinger](#)
Subject: Re: Walnut St Parking Garage - Variance for Temporary Egress
Date: Wednesday, June 19, 2019 1:54:54 PM

Yes, that is correct.

On Tue, Jun 18, 2019 at 4:11 PM Carrie Ballinger <ballinger@rtmconsultants.com> wrote:

Tim,

I'm preparing to file a variance to allow one of the two stairways in the garage to be closed during repairs/reconstruction of the stair, leaving one stairway and the vehicle ramps as remaining exit paths during construction (8 to 12 weeks). I'm told by my client that this project has been discussed with you and that the fire department is not opposed to the variance. Can you please confirm this information I have from them is correct?

Thanks,

Carrie Ballinger

RTM Consultants, Inc.

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Timothy H Clapp CFEI
Fire Inspection Officer
Bloomington Fire Department
812-349-3889