

From: [Boyle, Douglas J \(DHS\)](mailto:Boyle, Douglas J (DHS)@dhs.in.gov)
To: crystal@princealexander.biz
Cc: "Bovard, Margie F."; [Denise Fitzpatrick \(dfitzpatrick@dhs.IN.gov\)](mailto:Denise Fitzpatrick (dfitzpatrick@dhs.IN.gov))
Subject: RE: Local Variance - 324 W Morris Street
Date: Thursday, June 20, 2019 7:28:00 PM
Attachments: [image001.png](#)

Hello Crystal,

I apologize for the delay in responding to your message. I generally handle these locally-approved PIV requests, as I am responsible for setting the Commission's monthly meeting agendas. The Fire Prevention and Building Safety Commission (the Commission) does not have any additional policies, requirements, or paperwork for reviewing a variance request approved by a political subdivision (i.e. the City of Indianapolis/Indianapolis Fire Department, other than that, pursuant to IC 22-13-2-7(b), the Commission must review variances granted by a political subdivision to the fire safety and building laws adopted in its ordinances, and the variance is not effective until it is approved by the Commission.

With that being said, are the two documents you attached to your email and Margie's approval letter all of the documents of record regarding this PIV location variance request? If there are any additional documents, you may submit those documents directly to me via email, and I will compile them and add them to the Commission's meeting materials, so that the Commission may review them prior to the next meeting on **Tuesday, July 2, 2019**. I will post the Commission's agenda and meeting materials online to the Commission's meeting materials web page (<https://www.in.gov/dhs/3878.htm>) by the end of next week. Please let me know if you have any questions.

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: crystal@princealexander.biz [mailto:crystal@princealexander.biz]
Sent: Friday, June 7, 2019 3:08 PM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>

Cc: 'Bovard, Margie F.' <Margie.Bovard@indy.gov>; Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Subject: FW: Local Variance - 324 W Morris Street

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Hello Denise,

I have heard that Doug (whom I have taken the liberty of copying on this message) can review and release these PIV variances in short order. Margie has been very supportive, which we appreciate. Please see below and attached, and let me know if there is anything additional you require.

Hope you are well, miss seeing you.

Crystal Kent

Project Architect

crystal@princealexander.biz

850 South Meridian Street

Indianapolis, IN 46225

(317) 261-0070

www.princealexander.biz

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From: Bovard, Margie F. <Margie.Bovard@indy.gov>

Sent: Friday, June 07, 2019 2:41 PM

To: crystal@princealexander.biz

Cc: Bovard, Margie F. <Margie.Bovard@indy.gov>

Subject: FW: Local Variance - 324 W Eat Morris Street

June 7, 2019

RE: Local Variance

Emrich Plaza Retail Shoppes

324 West Morris Street

Indianapolis, Indiana

Dear Ms. Kent,

Thank you for your letter dated June 7, 2019 requesting a local variance from Section 591-406, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which adopts NFPA 24, 1995 Edition, Section 3, requiring a post indicator valve for a fire service water supply line.

Your request and justifications for a variance from the provisions of Chapter 591-406 is in compliance with the provision of Section 591-246, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which was passed by the City-Council on April 29, 2002 and signed by Bart Peterson on May 2, 2002, and approved by the Fire Prevention and Building Safety Commission on May 8, 2002.

Based on the items listed in your letter dated June 7, 2019, a local variance to the above mentioned Section is granted by the Indianapolis Fire Department. In accordance with the exception to NFPA 24, Section 3-3.2, a post Indicator valve will not be located 40' away from the building due to location of fuel lines, utility, BMP easements, CS Zoning Development plans and the future expansion of West Morris Street. Also, IFD has agreed to approve your Variance due to administrative errors during this process.

This approval must be presented to the Fire Prevention and Building Safety Commission as per IC 22-13-2-7. "The Commission shall review variances granted by a political subdivision to the fire safety laws and building laws adopted in its ordinances". This variance is not effective until it is approved by the Commission. There is no fee but the item must be placed on the Commission's agenda. Please contact Denise Fitzpatrick at the Indiana State Fire Prevention and Building Safety Office 317-232-6213 to place this item on the next Commission meeting agenda.

If you have any questions, feel free to contact me at 317-327-5529 or margie.bovard@indy.gov

Respectfully
Margie Bovard
Senior Fire Cod Plans Examiner
Indianapolis Fire Department.

REQUEST FOR VARIANCE FROM CITY ORDINANCE

June 7th, 2019

Margie Bovard
Indianapolis Fire Department
Fire and Life Safety Division
955 Fort Wayne Avenue
Indianapolis, Indiana 46202

Dear Ms. Bovard,

Prince Alexander is requesting a variance from Marion County Code Section 591-406 that requires a post indicator valve 40' from the building on the private fire main for the proposed **EMRICH PLAZA RETAIL SHOPPES project at 324 West Morris St.**

The requirement for a post indicator valve at this distance creates difficulties for this project due to a combination of several factors.

We submitted this for permit in September of last year, and it was released by BNS in January of this year. We were surprised when, in March, one of 3 comments on the Sprinkler Plan review was about the location of the PIV, which we had not altered in the meantime. Obviously by now the water lines were installed. Brown Fire protection took care of the other two comments, but unfortunately there is nowhere else for the PIV to go. Please see attached.

It cannot go in the front yard, because like most C-Stores, the front is a driveway full of fuel lines, utility and BMP easements. It can't go in the landscape strip at the front because we were required, as part of our CS Zoning Development plan, to dedicate that frontage to DPW for future expansion of Morris St.

The entirety of the Western Side yard is dedicated to the City; it is full of large sewer pipes they re-lined about 5 years ago. Looking at the eastern side yard, we have more problems—to get to the east side of the property, there are huge stormwater retention pipes to cross over without much cover--that would have been extremely tight vertically. And I don't have to state the obvious about trying to go underneath them now.

In any case, at this point we have an opening date of 6/31, with asphalt trucks arriving on 6/13, and the sprinkler company has long since demobilized and moved on. Trying to get them back here to make what will be easily be a \$30,000 change order before then seems impossible.

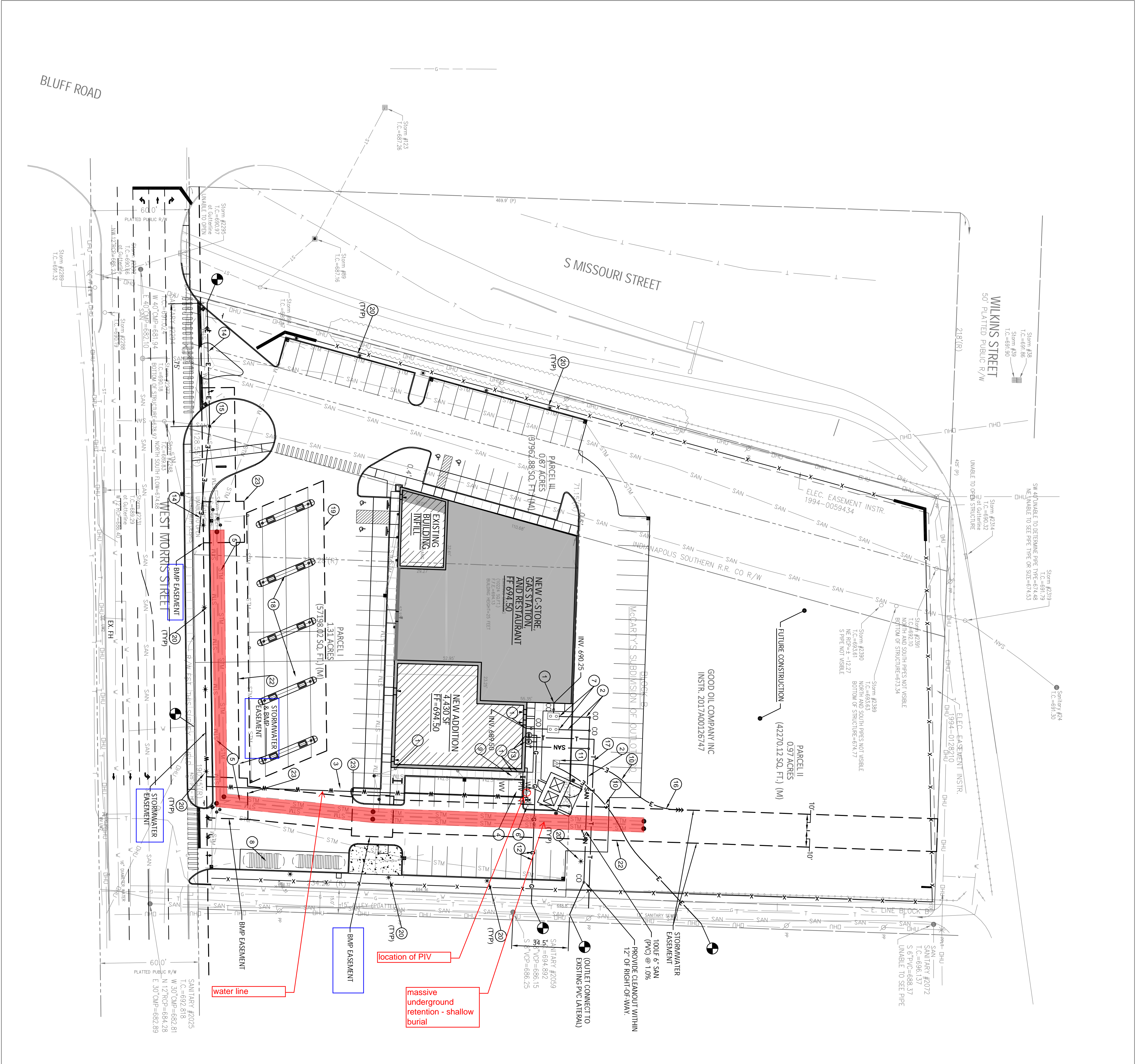
The existing PIV location provides the necessary access, is located out of the way, and does not obstruct the fire lane. For these reasons, we are requesting a Local Variance as proposed.

If you have any questions or require additional information, please feel free to contact me at your convenience.

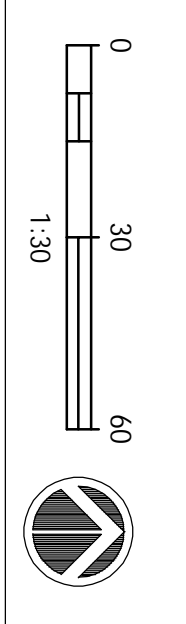
Sincerely,

Crystal Kent
Project Architect

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- GENERAL NOTES**
- REFER TO UTILITY DETAILS FOR NOTE REFERENCES.
 - ALL CASTINGS SHALL HAVE THE WORDS "NO DUMPING DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CASTINGS TO BE FISHBONE TYPE OR APPROVED EQUAL.
 - CASTINGS TO BE VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - EXISTING MANHOLE AT THE PROPOSED CONNECTION FOR THE STORMWATER OUTFALL SHALL BE INSPECTED FOR CONDITION AND REHABILITATED/RETROFITTED TO CURRENT CEG AND INDIANAPOLIS STANDARDS.
- PLAN NOTES**
- COORDINATE SIZE, LOCATION AND ELEVATION OF BRING WITH RAINBOW GRANS.
 - NEW 6" (PVC) SANITARY LATERAL WITH TRACER WIRE FROM BUILDING TO OUTLET.
 - NEW 6" WATER.
 - NEW 6" FIRE PROTECTION.
 - NEW UNDERGROUND DETENTION SYSTEM, VOLUME = 7500 CFT (17 AC FT).
 - NEW FIRE HYDRANT ASSEMBLY VALVES, STORE CONNECTION PER CITY STANDARDS.
 - NEW GAS LINE PER CITY STANDARDS (GAS IS TO BE CONCRETE PAVEMENT AS BALAST ABOVE PROVIDE FILL PORTS, SUPPLY LINES, VENTS MONITORS, ETC. BY OTHERS).
 - NEW 4" DOMESTIC WATER LINE.
 - NEW ELECTRIC SERVICE.
 - NEW TRANSDUCER.
 - NEW GAS LINE.
 - NEW 4" WATER MAIN.
 - REROUTE EXISTING GUY WIRE SUPPORTS BY R/P.
 - NEW ELECTRIC POLE.
 - NEW FUTURE ELECTRICAL SERVICE.
 - NEW TELEPHONE/COMMUNICATION LINE.
 - NEW FUEL DISPENSERS, (PETROLEUM CONTRACTOR TO COORDINATE DESIGN AND INSTALL DISPENSERS, PIPING FROM US'S AND CONTROLLERS).
 - NEW SANITARY DISPENSERS, (PETROLEUM CONTRACTOR TO COORDINATE DESIGN AND INSTALL DISPENSERS, PIPING FROM US'S AND CONTROLLERS).
 - CONTRACTOR SHALL CLEAN AND TEST ALL SANITARY SEWERS PRIOR TO ACCEPTANCE BY UTILITY. PROVIDE DIGITAL COPY TO UTILITY.
 - NEW SITE LIGHTING.
 - CONTRACTOR SHALL PROVIDE WIDE STORM DRAINAGE EASEMENT.
 - NEW 24" DRAINAGE EASEMENT AROUND BMP'S.
 - NEW 24" DRAINAGE EASEMENT AROUND BMP'S.



C400

DATE: 1 October, 2018

SHEET TITLE: **SITE UTILITY PLAN**

No.	Description	Date
1	ISSUED FOR PRICING	02/20/18
2	ISSUED FOR PRICING	02/27/2018
3	FINAL CONSTRUCTION DOCUMENTS	10/12/2018
4	CEG SAN LAT REVISIONS	10/22/2018
5	CITY COMMENTS	10/15/2018
6	CITY COMMENTS	10/17/2018
7	CITY COMMENTS	11/01/2018
8	CITY COMMENTS	11/12/2018
9	CITY COMMENTS	12/11/2018
10	CITY COMMENTS	12/21/2018

REVISIONS:

Melinda Ryan Webster

CERTIFIED BY:

PRINCE ALEXANDER ARCHITECTURE, LLC

INDIANAPOLIS, IN 46220

PA 371 617 4270

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EMRICH PLAZA RETAIL SHOPS

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Indianapolis, IN 46225

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