

VARIANCE FEES

MGO—\$50.00
COMM \$490.00
Priority – Double above

**PETITION FOR VARIANCE
APPLICATION**

City of Madison
Building Inspection
Division
216 S. Hamilton St.
Madison, WI 53703
(608) 266-4568

Amount Paid 490.00 3/16/17 EWR

Name of Owner ERIC GRIMM - CHIEF DEVELOPMENT OFFICER	Project Description THE JAMES - RESIDENTIAL APARTMENT BUILDING	Agent, architect, or engineering firm ANTUNOVICH ASSOCIATES, INC.
Company (if applies) CORE SPACES MADISON, LLC.		No. & Street 224 WEST HURON STREET
No. & Street 1643 NORTH MILWAUKEE AVENUE	Tenant name (if any)	City, State, Zip Code CHICAGO, IL. 60654
City, State, Zip Code CHICAGO, IL. 60647	Building Address 432 WEST GORHAM STREET	Phone 312.573.6128
Phone 773.969.5744	MADISON, WI. 53703	Name of Contact Person MARK FRUTH, AIA - SENIOR ASSOCIATE
e-mail ERICG@CORESPACES.COM		e-mail MFRUTH@ANTUNOVICH.COM

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)

2009 IBC Section 3007.4.4 States that each enclosed Fire Service Access Elevator Lobby shall be a minimum of 150 sq. ft. in area, with a minimum dimension of 8 ft.
The Fire Service Access Elevator Lobby as built, has a floor area of 184.5 sq. ft., with overall dimensions of 7'-2" x 25'-9" (10" less than minimum).

2. The rule being petitioned cannot be entirely satisfied because:

THE NON-CONFORMING MINIMUM WIDTH DIMENSION WAS DISCOVERED AFTER THE CONCRETE STRUCTURE WAS ALMOST HALFWAY BUILT, (APPROXIMATELY UP TO THE 5TH FLOOR), THEREFORE, IT WAS NO LONGER STRUCTURALLY FEASIBLE.

3. The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:

The 2009 IBC Code Commentary for Section 3007.4.4 indicates that these rules for the minimum floor area & dimensions of the lobby are included to ensure that the lobby is of adequate size for conducting necessary fire-fighter operations.

The Fire Service Access Elevator Lobby as built, has a floor area of 184.5 sq. ft., which is 23% greater than the required minimum area, thereby giving additional floor area to the fire-fighters, to make up for the minimum width dimension non-conformity.

PLEASE REFER TO THE ATTACHED PARTIAL FIRST FLOOR PLAN - "EXHIBIT A"

Note: Please attach any pictures, plans, or required position statements.

VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Eric Grimm, being duly sworn, I state as petitioner that I have read the foregoing
Print name of owner
petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner <u>[Signature]</u>	Subscribed and sworn to before me this date: <u>3/20/2017</u>
Notary public <u>[Signature]</u>	My commission expires: <u>3/30/2019</u>

NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.



City of Madison Fire Department Position Statement


Owner: Eric Grimm - Chief Development Officer Core Spaces Madison, LLC	Project Name: The James	Contact: Mark Fruth Antunovich Associates, Inc.
Address: 1643 N Milwaukee Ave Chicago, IL 60647	Building Location: 432 W Gorham Street	Address: 224 W Huron Street Chicago, IL 60654
Owner Phone: 773-969-5747 Email:	Building Occupancy or Use: Mixed Use Apartment Groups R-2, M, S-2	Phone: 312-573-6128 Email: mfruth@antunovich.com

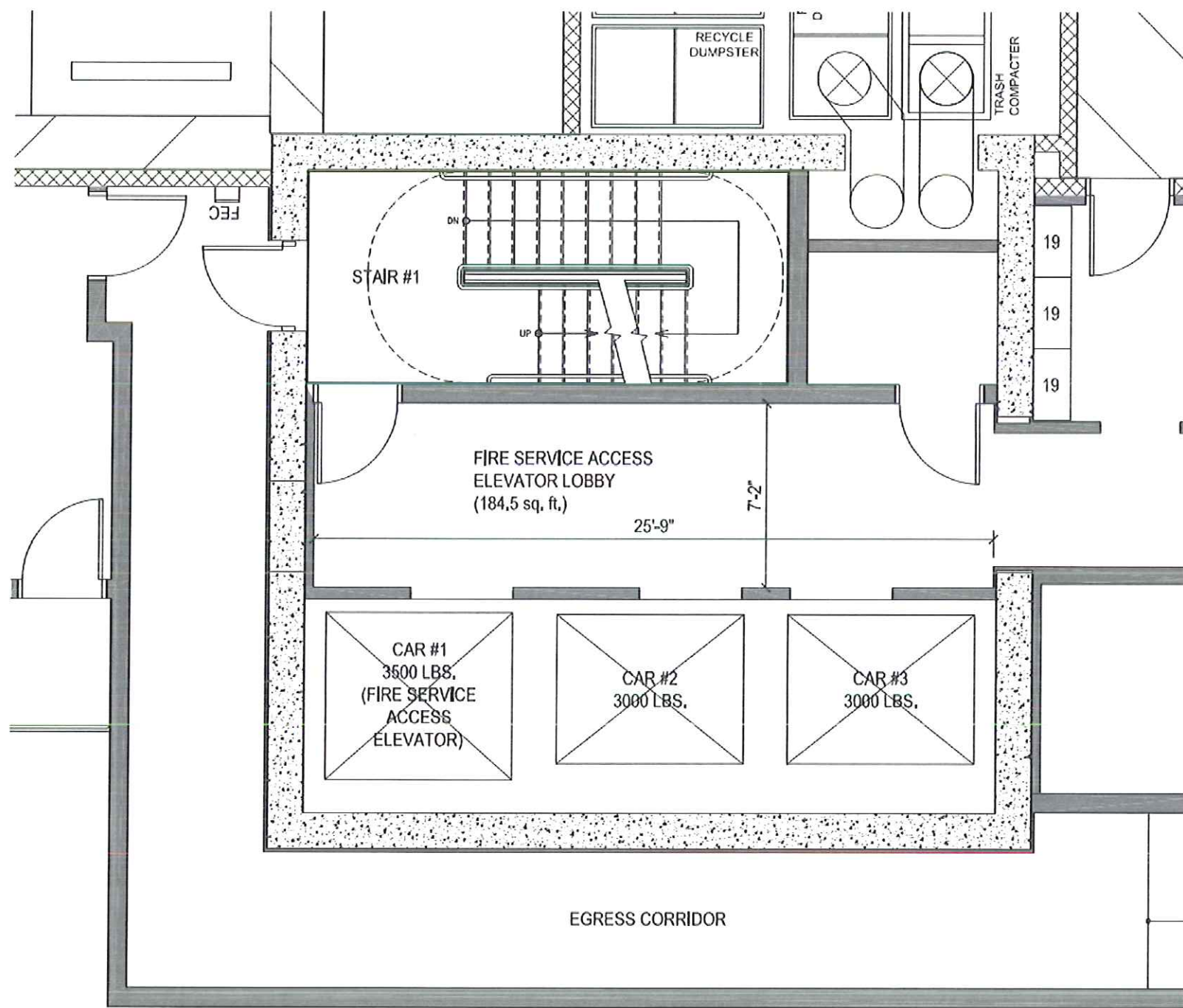
Rule Being Petitioned: IBC 3007.4.4 Lobby Size

I have read the application for variance and recommend: (check appropriate box)

X Approval ☐ Conditional Approval ☐ Denial ☐ No Comment

- Reducing the minimum width by 10-inches while still exceeding the minimum total square footage of the elevator lobbies will not have a significant impact on fire department operations.

Name of Fire Chief or Designee (type or print) Bill Sullivan, Fire Protection Engineer	
City of Madison Fire Department	Telephone Number 608-261-9658
Signature of Fire Chief or Designee 	Date Signed April 5, 2017



1	"EXHIBIT A" - PARTIAL FIRST FLOOR PLAN
	SCALE: NOT TO SCALE

THE JAMES

432 West Gorham Street Madison, WI 53703



224 WEST HURON STREET, SUITE #7 EAST
CHICAGO, IL. 60654
312.266.1126 - MAIN PHONE

"EXHIBIT A" - PARTIAL FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION
1	03.20.2017	"EXHIBIT A" - PARTIAL FIRST FLOOR PLAN