



**DEPARTMENT OF DEVELOPMENT SERVICES**

**Findings of Fact: Variance of Development Standards**

Project Name:	Hendricks Therapy Plainfield
Address/Location:	6261 & 6291 Cambridge Way Plainfield, IN
Docket Number:	

**FINDING**

1. The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
3. The strict application of the terms of the Plainfield Zoning Ordinance would result in an unnecessary hardship in the use of the property because:

**APPLICANT RESPONSE**

The requested variance will allow for a reduced rear yard on an existing commercial site. The existing side yard areas have been in use for several years and continued use would not create any additional hazard to the general public.
The adjoining properties have been developed with the current rear yard in place. Allowing for the existing yard areas to remain as is will not create any additional effect on the adjoining property or interfere with their use. Without the creation of a new condition there will be no adverse effect created by granting of the requested variance.
The strict application of the rear yard requirements will require the removal of a portion of the existing asphalt parking area. The resulting reduction in the number of parking stalls will create a significant hardship on the subject parcels by reducing the function of the existing parking area.

**PLAINFIELD BOARD OF ZONING APPEALS**

The VARIANCE is hereby APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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