



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Variance of Development Standards

Section 4.18A.9.e. - Public Entrance

Table with project details: Project Name (Quaker/Camby Variances), Address/Location (Southwest corner of Camby Road and Quaker Blvd), Docket Number.

FINDING

- 1. The variance 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 a practical difficulty in the use of the property because:

APPLICANT RESPONSE

The proposed building design provides two public entrances adjacent to convenient customer parking. The absence of a public entrance along Quaker Blvd where there is no sidewalk connection and no expected pedestrian traffic will not be injurious to the public health, safety, morals and general welfare of the Plainfield community. The public will have sufficient access to the building from the two proposed public entrances on the north and south sides of the building.
The proposed building provides two convenient public entrances adjacent to customer parking on the north and south sides of the building. The absence of a public entrance along Quaker Blvd where there is no pedestrian connection and no expected pedestrian traffic from that side of the building will not adversely affect the use or value of the commercial and industrial zoned areas adjacent to the property.
Because there is no practical public pedestrian access to the Quaker Blvd side of the proposed building, installing an entrance on the Quaker Blvd side of the building imposes an unnecessary practical difficulty in the use of the Property. Additionally, the design and layout of the interior of the proposed store allows for entrances on the north and south sides of the building and does not allow for a public entrance on the Quaker Blvd side of the building. Redesigning the interior of the store and changing the location of interior improvements in the building to accommodate an unnecessary entrance along Quaker Blvd results in a practical difficulty in the use of the site for a permitted use.

PLAINFIELD BOARD OF ZONING APPEALS

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

Blank lines for signatures.

Applicant's Supplemental Response for Finding No. 3:

The layout of the interior does not allow for a public entrance on the Quaker Blvd side of the building. Redesigning the interior of the store to accommodate an unnecessary entrance along Quaker Blvd results in a practical difficulty in the use of the site for a permitted use.

Adding a third public entrance on the side of the building which does not have parking will result in lost space within the building and a reduction of building design efficiencies for Wawa because it would require a complete redesign of one store that is significantly different than its other proposed or existing locations.