



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Variance of Development Standards

Section 3.9B.3.a. - Interior Access Drive

Table with 2 columns: Label (Project Name, Address/Location, Docket Number) and Value (Quaker/Camby Variances, Southwest corner of Camby Road and Quaker Blvd, empty)

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

Table with 2 columns: Finding (1, 2, 3) and Applicant Response (text explaining that interior access drive will not cause injury, have adverse affect, or create practical difficulty)

PLAINFIELD BOARD OF ZONING APPEALS

The VARIANCE is hereby APPROVED this ____ day of _____, 20____.

Applicant's Supplemental Response for Finding No. 3:

The site has two front yards and the building will have two uses on opposite sides of the building. The expected customer and supplier traffic will flow more safely with the proposed drives.

Application of the terms of the PZO would result in lost space in the width of the site. The building and drive cannot be moved to the west because there would be insufficient space on the west side for delivery trucks to unload and for dumpster trash removal.

Also, the site's east property line is approximately 100' from the pavement of Quaker Blvd. The location of the drive within a portion of the 30' front yard is of minimal effect.