



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Variance of Development Standards

Section 4.10C.1. - Off Street Parking

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

The site is on a corner lot with two adjacent streets. Petitioner proposes parking to be located between the building and only one of the adjacent street rights-of-way. Several convenience stores in Plainfield have parking areas between their buildings and adjacent street rights-of-way, and such parking areas have not caused any injury to the Plainfield Community.
Allowing a parking area to be between the proposed building and Camby Blvd will not have any adverse affect on the use and value of the area adjacent to the property as evidenced by the existence of several other convenience stores with parking areas located between their buildings and adjacent street rights-of-way in Plainfield.
The site is on a corner with two adjacent street frontages to the north and east. The proposed building will have two uses - a restaurant (to be located in the northern part of the building) and a convenience store (to be located in the southern part of the building). Due to the interior layout of the building, the need for a loading area on the west side of the building, and the building's location on a corner lot, there is a practical difficulty in providing safe and convenient access for customers to each of the uses without a variance to allow for parking on the north side of the building.

PLAINFIELD BOARD OF ZONING APPEALS

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

Applicant's Supplemental Response for Finding No. 3:

Due to the building's two uses, the interior layout of the building, the need for a loading area on the west side of the building, and the building's location on a corner lot, there is a practical difficulty in providing safe and convenient access for customers to each of the uses without a variance to allow for parking on the north side of the building.

If parking along Camby Road is eliminated and building is moved north, 25 parking spaces will be eliminated. The only location on the site to relocate the spaces is on the south side of the site, as the west side of the site/building is utilized for deliveries and trash pick up.

Limiting parking to the south side of the site will require customers to walk through the fuel pump lanes to access the building, which is a less safe and less efficient mix of pedestrian and vehicle traffic.