



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Variance of Development Standards

Section 4.18A.9.i. - 500 feet of residential

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 zoned HB which allows for fueling stations, and is located along State Road 267 (Quaker Blvd) which is a four lane thoroughfare. The property directly west and south of the site is zoned I-2 and the property across Camby Blvd to the north is zoned HB and I-2. The residentially zoned property within 500' of the fueling station is to the south of the site. The proposed fuel station is at the northern end of the site and is separated from the residentially zoned property by the remaining acreage of the HB zoned site and by property zoned I-2.
The area directly adjacent to the site to the west and south is zoned I-2. The property across the Camby Blvd. to the north is zoned I-2 or HB. On the east, the site is bordered by State Road 267 (Quaker Blvd) which is a four lane thoroughfare. The proposed fueling station is compatible with the site's directly adjacent zoning districts and/or uses. The residentially zoned property is separated from the proposed fueling station by property zoned HB or I-2. Improvement of a currently vacant site will increase the assessed value of the site.
Without the variance, the strict application of the terms of the zoning ordinance will prevent the development of a vacant site with a use that is permitted within the site's zoning classification, which is compatible with directly adjacent zoning districts and/or uses, and which is not directly adjacent to residentially zoned property.

PLAINFIELD BOARD OF ZONING APPEALS

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

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Applicant's Supplemental Response for Finding No. 3:

Without the variance, the strict application of the terms of the zoning ordinance will prevent the development of a vacant site with a permitted use, which is compatible with directly adjacent zoning districts and/or uses, and which is not directly adjacent to residentially zoned property.

The Plainfield Zoning Ordinance (PZO) regulates land within Plainfield. The proposed business is not within 500' of residential zoned property in Plainfield.

There are only 4 permitted Primary Uses in the HB District that are not Master Planned. Without the variance, there are only 3 permitted Primary uses allowed on the site: Commercial Entertainment, Indoor (movie theater, restaurant); Commercial Indoor Lodging (hotel); In vehicle Sales and Service (drive-in, drive through).

The proposed fuel canopy/pumps will be almost 450' away from unimproved county zoned residential property and over 900' from any residential improvements. The requested variance is a minimal deviation from the standards of the PZO.