



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Variance of Development Standards

Section 4.18A.9.c. - Canopy

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

APPLICANT RESPONSE

- 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:

Several of the existing convenience stores ("C Stores") that also sell fuel in the Plainfield Community do not have canopies that connect to the primary building. The absence of such canopy connection has not cause any injury whatsoever to the public health, safety, morals and general welfare of the Plainfield community and will not cause any such injury at this location.
Several C Stores within Plainfield and near this site do not have canopies that connect to the primary building. The absence of such connection has not caused the use and value of adjacent properties to be affected in a substantially adverse manner. Approval of the variance will have no adverse affect on the use and value of adjacent industrial or commercially zoned properties, as evidenced by the absence of adverse affect on similarly constructed C Stores throughout Plainfield.
The primary building and canopy design are an important part of the brand identity of the proposed business. Customers of the proposed use identify the business in part by the largely uniform design of the building and canopy. Without the variance, the proposed building will look significantly different than the proposed business' usual and customary building and canopy design, which will result in practical difficulty in the use of the site. To comply with the Ordinance, a new building design and canopy design that are different from any of the business' other proposed buildings and canopies in Central Indiana will be required.

PLAINFIELD BOARD OF ZONING APPEALS

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

Horizontal lines for signature or date.

Applicant's Supplemental Response for Finding No. 3:

Without the variance, the proposed building will look significantly different than the proposed business' usual and customary building and canopy design, which will result in practical difficulty in the use of the site and decreased customer identification.

Adding a canopy connection from the fuel pumps to the building will result in a reduction of building and 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.

Connecting the uplifted canopy to the uplifted roof line presents an engineering and structural challenge.