



Findings: Variance of Development Standards

2025

Project	AllPoints site 18 and 19
Location	SEC of AllPoints Parkway and Smith Road

Finding	Applicant Response (use additional sheets if necessary)
The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:	The variance to code section 4.16.G.3 from 10% to 50% for Outdoor Storage will not be injurious to the community. This area is not utilized for outdoor storage, it is in fact for electrical equipment that is crucial to the operation of the building. It is fully screened from view by the public on all sides, and the design of the equipment in the yard will be code compliant with local ordinances and building codes. No outdoor storage is proposed within this area.
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:	The additional area deemed as "outdoor storage" is not utilized for storage, rather electrical equipment. The yard is fully screened from adjacent neighbors, public roadways, and is located immediately adjacent to the building, out of public view. The properties immediately adjacent to this site are industrial in nature, and the uses are cohesive.
The strict application of the terms of the Plainfield Zoning Ordinance would result in an unnecessary hardship in the use of the property because:	Without the variance, the building cannot operate. The electrical equipment yard is crucial to the building operation to ensure operation during emergencies (power loss) and connections with the local utilities (power provider). This equipment cannot be located inside or on top of the building, and must be ground mounted.

At its meeting held on the _____ day of _____, 20____, the Board of Zoning Appeals voted to _____ the requested Variance of Development Standards by a vote of ____ to ____.

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Board President

Board Secretary

Planning Director

