

**TOWN OF PLAINFIELD  
BOARD OF ZONING APPEALS REPORT**

**DATE:** January 21, 2021

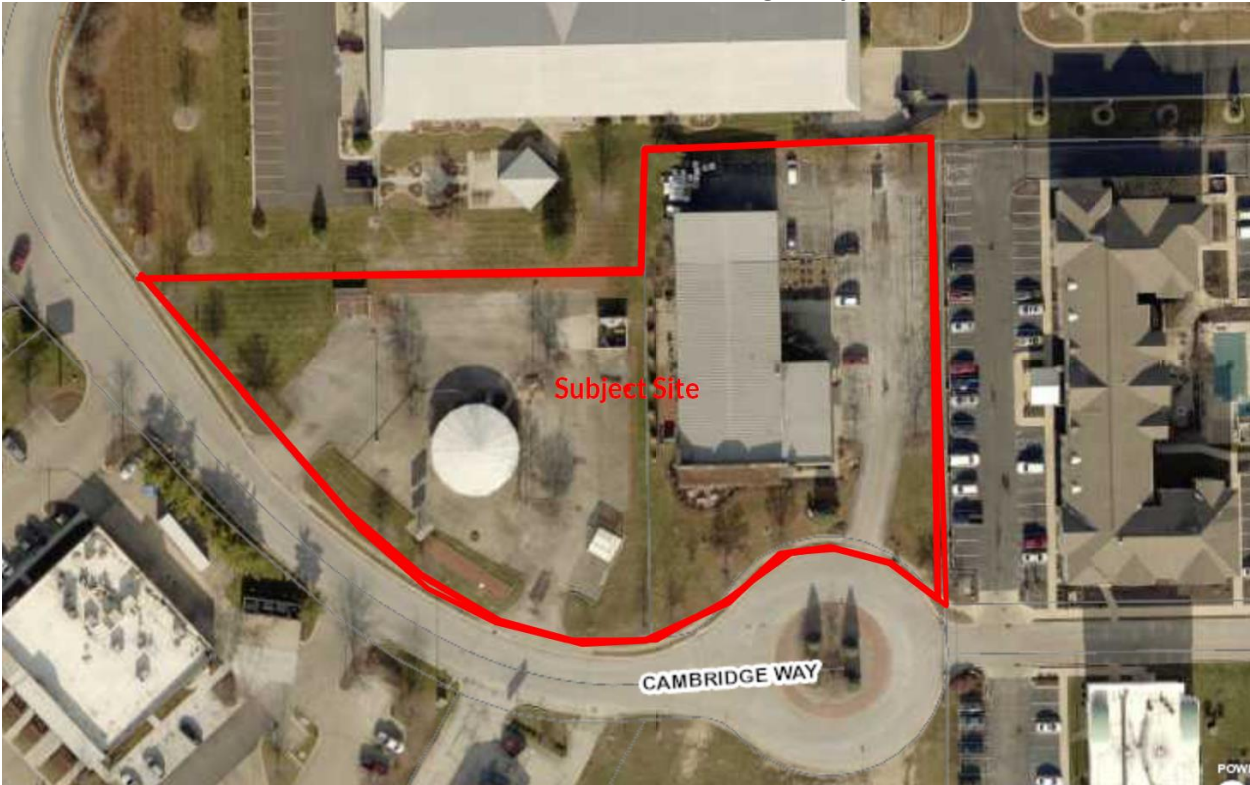
**CASE NO.:** BZA-20-147; BZA-20-148; BZA-20-149

**PETITIONER:** Hendricks Therapy Plainfield

**REQUESTED ACTION:** BZA-20-147 Development Standards Variance of Article 4.10 Table 4.10-A Drive Aisle  
BZA-20-148 Development Standards Variance of Article 2.11B 2(c) Rear Yard Setback  
BZA-20-149 Development Standards Variance of Article 2.11B 2(b) Side Yard Setback

**SITE INFORMATION**

**LOCATION: 6291 Cambridge Way**



<b>EXISTING ZONING AND LAND USE:</b>	<b>COMPREHENSIVE PLAN:</b>
<b>Site:</b> GC General Commercial/Gateway Corridor	<b>Site:</b> HC Highway Commercial
<b>North:</b> GC General Commercial/Gateway Corridor	<b>North:</b> HC Highway Commercial
<b>South:</b> GC General Commercial/Gateway Corridor	<b>South:</b> HC Highway Commercial
<b>East:</b> GC General Commercial/Gateway Corridor	<b>East:</b> HC Highway Commercial
<b>West:</b> GC General Commercial/Gateway Corridor	<b>West:</b> HC Highway Commercial

**PLANNING OVERVIEW**

The applicant is reusing the existing building of the former Country Heritage Winery facility. It will undergo significant interior remodeling. While the interior will be and rebuilt with professional office space, therapy space, and a small coffee shop space the exterior will remain largely unchanged. The only significant changes to the exterior of the building will be the addition of two new entryways and the removal of the existing depressed truck dock. On the east side of the existing building, the depressed truck dock will be removed and replaced with one of these new entryways. The east entryway will allow access to the existing parking facilities on that side of the build and will be mainly used as a staff entrance. On the west side of the existing building, the main client and visitor entrance will be constructed. This entrance will connect the existing building to the former Ritters Frozen Custard site. The former custard stand has been previously removed leaving a large parking area that can be utilized as the main parking area for the new therapy center. The only improvements required for the parking area will be restriping and installation of wheel stops in the appropriate locations

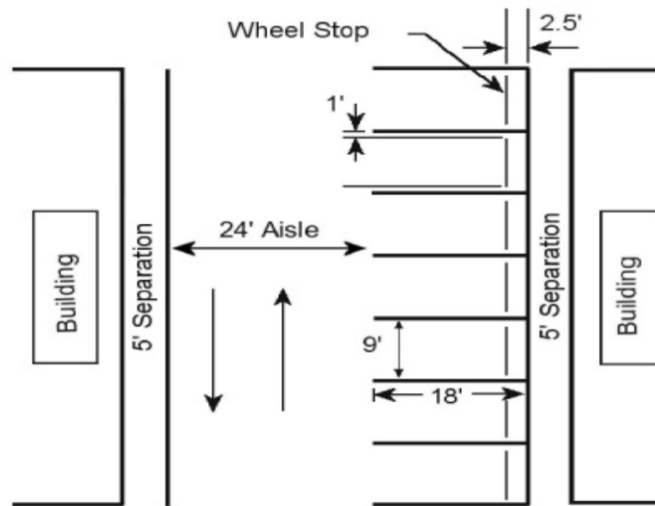
During the review of the existing site and planning for the proposed remodeling of the existing facility, it was determined that parking areas on the east side of the existing building do not meet the current requirements as well as the drive aisles on the east and north sides of the building.

**§ 2.11B DEVELOPMENT STANDARDS. Side and Rear Setback Requirements**

- 2(b) *Minimum side yard and setback.* Shall be provided from the lot line 10 feet  
8 foot currently exists
- 2(c) *Minimum rear yard and setback.* Shall be provided from the lot line 10 feet  
8.7 feet currently exists

**Required Drive Aisle Widths within Parking Lots**

<b>Table 4.10-A Parking Lot Design</b>			
<b><i>Angle of Parking Space</i></b>	<b><i>Width of Parking Space</i></b>	<b><i>Depth of Parking Space</i></b>	<b><i>Width of Maneuvering Aisle</i></b>
61 degrees—90 degrees	9 ft. 0 in.	18 ft. 0 in.	24 ft. 0 in.
46 degrees—60 degrees	9 ft. 0 in.	18 ft. 0 in.	18 ft. 0 in. (one-way)
45 degrees	8 ft. 6 in.	18 ft. 0 in.	15 ft. 0 in. (one-way)
Parallel	8 ft. 0 in.	22 ft. 0 in.	12 ft. 0 in. (one-way)



The existing drive aisle on the east side of the building is 20.8 feet wide; the existing drive aisle on the north side of the building is 13.4 feet.

**PARCEL SIZE: 2.12 acres**

**STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. The original development plan was approved in 1997 and an amendment to add on to the structure approved in 2002. The parking lot (parking spaces and aisles) was a part of that review and approval. These issues have been in existence since that time. Staff knows of no issues with the current site through the years concerning the existing parking plan.
2. This applicant's request is more of a need to formalize the parking lot plan with official review and correction of an existing non-conforming condition with approved status.
3. These requirements were in place at the time of original approval and it is not clear how the actual conditions occurred.
4. The planned site improvements will make insignificant changes to the amount of hard surface area and as a result, there will be no measurable change to the amount of stormwater runoff. No major storm sewer or detention improvements are anticipated.

**MOTION #1**

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-20-147 Development Standards Variance of Article 4.10 Table 4.10-A Drive Aisle, as filed by Hendricks Therapy Plainfield, requesting reduction of drive aisle width within a parking lot from the required 24 feet width to 13.4 feet on the north side of the existing building and 20.4 feet on the east side of the existing building finding that:

1. The approval **will not / will** be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance **would / would not** result in an unnecessary hardship in the use of the property.

Subject to (if to approve):

- Substantial compliance with Board of Zoning Appeals packet information dated January 21, 2021.

**MOTION #2**

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-20-148 Development Standards Variance of Article 2.11B 2(c) Rear Yard Setback, as filed by Hendricks Therapy Plainfield, requesting Reduction from 10 feet to 8.7 feet finding that:

1. The approval **will not / will** be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance **would / would not** result in an unnecessary hardship in the use of the property.

Subject to (if to approve):

- Substantial compliance with Board of Zoning Appeals packet information dated January 21, 2021.

**MOTION #3**

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-20-147 Development Standards Variance of Article 4.10 Table 4.10-A Drive Aisle, as filed by Hendricks Therapy Plainfield, requesting Reduction from 10 feet to 8 feet finding that:

1. The approval **will not / will** be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance **would / would not** result in an unnecessary hardship in the use of the property.

Subject to (if to approve):

- Substantial compliance with Board of Zoning Appeals packet information dated January 21, 2021.

