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To:

Town of Plainfield Development Services - BZA

Re:

Findings of Fact: Variance of Use at 892 Broadway South Drive, Plainfield.

This variance of use request is to allow a car port structure on an R2 lot that currently has an existing detached garage and a utility shed.

This additional structure will provide for off season storage of our personal Travel Trailer. The new structure location is where a utility shed sat previously that is now located adjacent to the car port.

The structure has 2 sides that shield sight of the trailer from neighbor's backyard views. No permanent driveway will be installed to access the unit so the visual impact from the front of the property/streetside is minimal. The 2 sides of the structure are low maintenance white metal with color matching hardware to maintain an appropriate appearance consistent within the neighborhood.

The structure is located in an established neighborhood where all backyards have multiple structures, some with 3 or more in place at the rear and sides of properties. The structure meets the guidelines for R2 zoning with regard to percentage of lot usage, building height and property line setbacks common to the neighborhood.

The structure has no ill effect on the Plainfield Comprehensive Plan.