



PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT

744-406-1

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

VALVOLINE'S OPERATION AS A DRIVE THROUGH OIL CHANGE SERVICE DOES NOT REQUIRE THE USE OF POST-EXIT QUEUEING AS OTHER DRIVE-THROUGH USES MAY NEED. AMPLE SPACE IS PROVIDED ON THE EXIT SIDE OF THE BUILDING TO ALLOW VEHICLES TO LEAVE WITHOUT NEGATIVE IMPACTS TO ONSITE AND OFFSITE TRAFFIC FLOW. AS SUCH, THIS GRANT WILL NOT BE INJURIOUS TO PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE:

VALVOLINE'S USE AS A CAR SERVICE/DRIVE THROUGH OIL CHANGE DOES NOT GENERATE LONG QUEUES OR CAR STACKS THAT MAY BE TYPICAL OF NORMAL DRIVE-THROUGHS SUCH AS FOOD ESTABLISHMENTS, CAR WASHES, FINANCIAL INSTITUTIONS/ATMS, ETC.

AMPLE SPACE IS PROVIDED ON THE EXIT SIDE OF THE BUILDING TO ALLOW VEHICLES TO LEAVE WITHOUT NEGATIVE IMPACTS TO ONSITE AND OFFSITE TRAFFIC FLOW. THE USE AND VALUE OF AREAS ADJACENT TO THE PROPOERTY WILL NOT BE AFFECTED BY GRANTING THIS VARIANCE.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

DUE TO SIZE OF AREA ALLOTTED FOR VALVOLINE'S DEVELOPMENT, SPACE IS TOO LIMITED TO PROVIDE DEDICATED STACK SPACES FOR CARS THAT WILL NEVER BE UTILIZED.

INSTALLING SUCH SPACES IN ADDITION TO THE EXIT DRIVE AISLE WOULD IMPACT PLANNED DRAINAGE PATHWAYS THAT ARE CRITICAL TO PROPERLY DIRECT AND DRAIN ONSITE AND OFFSITE STORMWATER.