



PETITION NO.: \_\_\_\_\_

LAWRENCE BOARD OF ZONING APPEALS  
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS  
FINDINGS OF FACT

744-406-1-C

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

CUSTOMERS WILL BE ABLE TO BYPASS STACKING SPACES VIA OTHER DRIVEWAYS ON THE EAST AND SOUTH SIDES OF THE SITE IF DESIRED.

VALVOLINE'S UNIQUE OPERATIONS AS A DRIVE THROUGH OIL SERVICE, WHERE LONG CAR QUEUES ARE UNCOMMON AND EMPLOYEES OPERATE AND GUIDE CUSTOMERS WITHIN CAR STACK AND DRIVE THRU AREAS, ALLOW CUSTOMER VEHICLES TO BE GUIDED OUT OF THE CAR STACK WITHOUT NEGATIVE IMPACTS TO ONSITE AND OFFSITE TRAFFIC FLOW, IF SUCH A SITUATION WERE TO ARISE. AS SUCH, GRANTING THIS PETITION WOULD 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. AS SUCH, NO NEGATIVE IMPACTS ARE ANTICIPATED FOR ONSITE OR OFFSITE TRAFFIC PATTERNS AS A RESULT OF VALVOLINE'S OPERATIONS. FURTHERMORE, CUSTOMERS CAN STILL BYPASS THE CAR STACK VIA DRIVE AISLES LOCATED ALONG THE EAST AND SOUTH SIDES OF THE SUBJECT SITE. THE USE AND VALUE OF AREAS ADJACENT TO THE PROPERTY 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 LIMITED AND AN EXCLUSIVE BYPASS AISLE WOULD TAKE THE SPACE REQUIRED SUITABLE GRADE TIES, LANDSCAPE, AND SITE UTILITY INFRASTRUCTURE (ELECTRIC/TELEPHONE/SUMP PUMP DRAINAGE). FURTHERMORE, INSTALLATION OF AN ADDITIONAL, EXCLUSIVE BYPASS AISLE ON THE NORTH SIDE OF THE BUILDING COULD IMPACT PROPOSED DRAINAGE PATHS ESTABLISHED FOR ONSITE AND OFFSITE DRAINAGE. IMPACTS TO THESE DRAINAGE PATHWAYS COULD CREATE AN UNDUE RISK OF NEGATIVE DRAINAGE AND STANDING WATER THAT MAY IMPACT BUSINESS OPERATIONS FOR VALVOLINE AND THE SHOPPING CENTER. A WELL DRAINED SITE IS IMPERATIVE TO VALVOLINE'S OPERATIONS TO AVOID FLOODING OR DRAINAGE THAT COULD REACH THE BUILDING AND INUNDATE THE LOWER LEVEL.