

Exhibit A

City of Franklin – Board of Zoning Appeals

Use Variance

HDW Parts Express, LLC

***** Findings of Fact *****

Docket Number: _____

(1) General Welfare of the Community

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because : The proposed site plan, inclusive of the modified parking lot and interior drive, will provided safe and efficient traffic flow to the entire site. Petitioner is able to provide more than the required number of parking spaces.

(2) Development Standard prescribed by zoning ordinance.

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 2013 Franklin Comprehensive Land Use Plan identifies this area as Business Development. According to the district intent, “business development areas include product suppliers and are intended to serve as the permanent home of small scale businesses and incubators of new local companies.” The district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, start-up businesses, entrepreneurial operations and similar operations. Petitioner will be opening a “Napa” branded auto parts distribution business at the location. Distribution of auto parts will largely be commercial in nature with a smaller retail component. The proposed auto-oriented use is of a similar nature and intensity to the uses permitted in the district. Approval of the use variance will not be contrary to the zoning ordinance and will not permanently injure other property of uses in the vicinity.

(3) Peculiar Condition of the property.

The need for the variance arises from some condition peculiar to the property involved because: The sale and distribution of auto parts is not a permitted use in the Industrial Business Development District.

(4) Unnecessary Hardship

The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: If petitioner’s use variance is not approved, petitioner will not purchase the property resulting in lost employment and tax revenue for citizens of Franklin. Auto-oriented use does not drastically deviate from the development standard for this district.

(5) Comprehensive Plan

The approval does not interfere substantially with the comprehensive plan adopted under the 500 series of Indiana Code (IC 36-7-4-500) because: The Comprehensive Plan states that in many instances the types of businesses in this area are those that have both commercial and industrial qualities, including light industrial processing and distribution. The proposed use of the property is substantially similar to industrial distribution in that the property will be used for distribution, in this case commercial auto parts distribution.