

## Waiver Justification

To justify approval of any waiver, the Planning Commission considers the four criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or N/A** will **not** be accepted.

1. Will the waiver adversely affect adjacent property owners?

**This is an existing condition and landscaping will be provided on the west, north, and east compliant with the LDC.**

2. Will the waiver violate the Comprehensive Plan?

**Since screening will be provided and this is an existing condition, the addition of the new landscaping will make the site more compliant than it is today.**

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

**Denying the waiver would deny the applicant use of their eastern drive.**

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

**The proposed landscaping will create a better condition than what exists today. Removal of one entrance would result in significant changes to existing traffic patterns within the property.**