

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

The waiver will not adversely affect adjacent property owners as the waiver is internal.

2. Will the waiver violate the Comprehensive Plan?

All required screening will be provided on external property lines, so the intent of the code is met.

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

Without the waiver, the majority of the property would not be able to be developed as pavement has to cross through the zoning LBA which is not permitted in an LBA.

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 strict application would deprive the applicant of reasonable land use since the majority of the property could not be developed without vehinclar and pedestrian access from the front to back across the zoning line.