

## **WAIVER JUSTIFICATION STATEMENT**

**Bachelor Holdings, LLC**

**745 Jefferson Court**

The proposed waiver of the 5' landscape buffering requirements for the R-5 and M-2 property lines will not adversely affect the adjacent property owners. The area was originally subdivided for residential use, but throughout the years, surrounding properties have developed into commercial and industrial sites, which substantially changed the area. The landscape buffer is not required for the proposed site as the R-5 property will be developed into a parking area to be used by the proposed structure on the M-2 portion of the site.

The proposed waiver will not violate the Comprehensive Plan. The waiver arises from the fact that the site contains two zoning districts but will be used as a unified property. The waiver will allow the applicant to develop a parking area which will create an additional buffer between the proposed structure and the adjacent property owners along Preston Highway.

The extent of the proposed waiver is the minimum necessary to afford relief to the applicant. The proposed waiver will permit the applicant to place the proposed structure towards the back of the site, closer to I-65, while using the small pocket of R-5 property for employee parking.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant, as the required landscape buffer would bisect the site.