

WAIVER JUSTIFICATION

MIKE'S CAR WASH, INC.

**2962 Breckinridge Lane
20ZONE0007**

The proposed waiver of the requirement of Section 5.5.2(A)(1) of the Land Development Code to have no entrances facing the abutting streets will not adversely affect the adjacent property owners as the proposal calls for the entrances to be oriented toward the middle of the property, and for windows facing the abutting street to provide visibility into the proposed building. Positioning the entrances toward the middle of the property will best serve customers who will access the proposed car wash by pulling their vehicles into the queuing area in the middle of the property. There will be no adverse impact to adjoining property owners from positioning the entrances toward the middle of the property.

The proposed waiver will not violate the Comprehensive Plan. The applicant proposes to provide adequate entrances and windows on the proposed building. The proposed entrances will provide for the most efficient customer access to the building, and the proposed windows will provide adequate visibility into the building from the abutting roadways. The waiver will permit the applicant to construct a new neighborhood-serving car wash use.

The extent of the proposed waiver of the regulation is the minimum necessary to afford relief to the applicant. The proposed waiver will permit the applicant to develop the site consistent with the Comprehensive Plan while still providing convenient entrances for the car wash's customers and adequate visibility into the proposed building from the abutting roadways.

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 waiver will simply permit the applicant to provide convenient entrances for customers visiting the car wash. The applicant is also proposing numerous windows that will provide adequate visibility along the abutting roadways.