

WAIVER JUSTIFICATION

601 Presidents Boulevard

The proposed waiver of Section 10.2.4 of the Land Development Code to waive the 15' landscape buffering requirements along the north, east, and south property lines will not adversely affect the adjacent property owners. The proposed development will reuse the existing building as an event center/ training space for wrestling instruction, exhibitions, and office space.

The proposed waiver will not violate the Comprehensive Plan. The waiver will permit the applicant to utilize the property as it exists with the addition of 5' sidewalks on the southeastern portion of the property. Adaptive reuse of existing structures is promoted by Plan 2040.

The extent of the proposed waiver is the minimum necessary to afford relief to the applicant. The proposed waiver will permit the applicant to fully utilize this property while still providing adequate buffering to the adjacent roadway. The waiver is necessary as the existing private drive (Presidents Boulevard) encroaches into the required landscape buffer area and does not allow for excessive buffering.

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 encroaches upon the front parking and private drive. Without the proposed waiver, the Applicant would lose the ability to adaptively reuse the existing structure.