

## **WAIVER JUSTIFICATION STATEMENT**

**Bachelor Holdings, LLC**

**745 Jefferson Court**

The proposed waiver of the 10' VUA/LBA requirement against Jefferson Court 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 portion of the site adjacent to Jefferson Court will be developed into a parking area that is accessed from Jefferson Court.

The proposed waiver will not violate the Comprehensive Plan. The applicant will utilize Jefferson Court as the access point to the parking area at the front of the site. The VUA/LBA is not necessary for this proposed site because there is some landscaping along the Jefferson Court frontage but most of the frontage is taken up by drive aisle access.

The extent of the proposed waiver is the minimum necessary to afford relief to the applicant. The proposed waiver will permit the applicant to utilize Jefferson Court as an access point to the proposed site.

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 VUA/LBA should not be required along Jefferson Court.