

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 because the conditions are existing and compatible with adjacent properties.

2. Will the waiver violate the Comprehensive Plan?

The waiver will not violate the Comprehensive Plan by maintaining the required building setback.

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

Given the size of the lot, a buffer of this size limits parking and access and is minimal to afford relief to the applicant.

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 of the provisions of the regulation would deprive the applicant of reasonable use of the land and would create an unnecessary hardship on the applicant by reducing the usable area.

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