

**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 adjacent property contains both C1 and R4 zoning. The property serves the National Association of Letter Carriers and is being used in a commercial manner. The waiver will not adversely affect the adjoining property due to it's commercial not residential use.

**2. Will the waiver violate the Comprehensive Plan?**

The waiver would not violate the comprehensive plan as this commercial use fits the commercial pattern of land use that already occupies the area.

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

Due to the relatively narrow width of the lot (100'), the applicant has proposed the minimum width possible to accommodate the needs of the business, while also allowing a drive lane to the rear of the property as well as comply with the tree preservation requirements.

**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 provision would result in the applicant being unable to provide the necessary space for his commercial operation. While adjacent property is zoned R4 it is being used in a commercial manner. Since the use is commercial, it appears to be a hardship to provide the buffers and screening that the code mandates if the property were a residential use.

RECEIVED

AUG 09 2021

PLANNING & DESIGN SERVICES

21-WAIVER-0112