

WAIVER JUSTIFICATION STATEMENT

Bachelor Holdings, LLC

745 Jefferson Court

The proposed waiver to allow parking in front of the proposed structure will not adversely affect the adjacent property owners. The applicant proposes to develop a warehouse on the adjoining vacant property and the parking area will be used for employees of the proposed warehouse.

The proposed waiver will not violate the Comprehensive Plan. The waiver will allow the applicant to develop a parking area to place off-street parking in front of the proposed structure but behind an existing car sales lot. This will create an additional buffer between the proposed structure and Preston Hwy. Plan 2040, and specifically, the Community Form Plan Element, encourages parking “to be located mostly off-street and behind buildings.” Because the Subject Property is uniquely placed behind an existing car sales lot on Preston Highway, the Applicant is able to place off street parking behind the adjacent building.

The extent of the proposed waiver is the minimum necessary to afford relief to the applicant. The proposed development includes portions of the property that are zoned R-5, for which the applicant is seeking a conditional use permit to allow off street parking. This portion of the site is located closer to Preston Hwy. than the portion zoned M-2. The proposed waiver will permit the applicant to place employee off-street parking in on the R-5 portion of the site. This allows the applicant to develop the proposed structure towards the back of the site, closer to the highway, similar to the surrounding properties in the area.

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. The unique placement of the property as well as the zoning of the property forces the applicant to place the off-street parking in front of the proposed structure.