

**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?**

No. The site currently has landscape screening on the property line that will not be removed.

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

No. The site is zoned commercial(C-2) and the north adjacent property is industrial(M-2). There is a piece of land that is north of the property that is zoned R-4. This is likely from an old use and hasn't been updated. We are asking to treat the north property as M-2 and thus eliminate the landscape buffer.

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

Yes this will allow the best use of the narrow site.

**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 regulations would deprive the applicant of the reasonable use of the land and create an unnecessary hardship on the applicant.

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