

**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?**

It will not affect adjacent property owners as the landscape buffer in question is between to developed property and new lot be created

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

The current use and the proposed use of the new lot are compatible so a landscape buffer and screening is not needed.

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

Yes, only the landscape buffer between the original development and new lot is being requested to be waived.

**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?**

As the property currently has a development on it. The landscape buffer will hinder the new lots development plan.

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