

**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 have no effect on adjacent property owners since the waiver is internal to the property within the parking lot area.

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

Required screening is being provided where VUA abuts public right-of-way on the property perimeter along public roadways.

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

Yes, if the waiver is not provided, the parking would not be able to be provided for the site as landscaping would prohibit parking adjacent to easement.

**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?**

Providing the new access easement provides alternate thoroughfare which offers a wider road width (24' vs. 15'). If required screening is installed, no parking may be provided on site which would create an unnecessary hardship as the remainder of current parking lot is being converted to a courtyard area and reducing impervious surfaces on site.

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