

**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?**

There will not be adverse affects. The houses along this street all have their own driveways. The street is straight and flat in this area so there are no safety concerns. Lower Hunters Trace is a primary collector road with mostly single family residents on it.

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

No, this is an older almost totally developed area. The house patterned is varied as to lots sizes, widths and depths but the lots are generally larger than necessary for R4 lots and all houses have their own driveways.

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

Yes, it is the minimum relief needed. The current house on Lower Hunters Trace has it drive on the opposite side of the house from the newly created lot. There is no logical way to share a driveway and a shared access point would be over 70 feet away from the new lot. It would also require rerouting a driveway around the house to an existing garage

**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 regulation creates an unnecessary hardship on the applicant because the granting of one additional access point will not overly burden this road and is desirable for a single-family home.

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