

**WAIVER JUSTIFICATION**

**CJ and Friends, LLC**

**749 & 751 Vine St.**

The proposed waiver of the 15' landscape buffering requirements along the property line adjacent to the neighboring residential uses will not adversely affect the adjacent property owners. The proposed use will not be substantially different from the current use and will include no new construction from the current configuration of the property. Current screening features between the properties will remain.

The proposed waiver will not violate the Comprehensive Plan. The waiver will permit the applicant to continue to provide adequate screening, including an existing privacy fence, to the neighboring residential uses while allowing an enhanced use of the property to provide additional dining and rental options to the neighborhood. The Applicant will not remove or diminish any of the current screening features in place between the properties to continue to maintain this status quo.

The extent of the proposed waiver is the minimum necessary to afford relief to the Applicant. The proposed waiver will permit the applicant to continue to utilize the subject property as-is, with no expansion of its footprint.

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 as the required landscape buffer encroaches upon the footprint of an existing structure and would severely hinder the use of the property for an outdoor dining area.

RECEIVED

APR 19 2021

PLANNING &  
DESIGN SERVICES

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