

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?

This parking lot and warehouse buildings are existing so improving the parking lot will not cause an adverse effect.

2. Will the waiver violate the Comprehensive Plan?

Screening in the form of a masonry wall and landscaping will be provided so the parking lot will be improved and comply with screening and landscaping requirements.

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

If the waiver is not granted, a building would have to be constructed which is not desired.

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?

Screening and landscaping is being provided per code requirements.

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1. Will the waiver adversely affect adjacent property owners?

This parking lot and warehouse buildings are existing so not providing a connection will not result in an adverse effect.

2. Will the waiver violate the Comprehensive Plan?

Since this is an existing condition, it is not a violation of the Comprehensive Plan.

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

Yes, the connection is not feasible due to detention basin and existing buildings.

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 would deprive the applicant of reasonable use since this is an existing condition and providing the access would not create a safe or useful connection to the alley.