

**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.**

• **Will the waiver adversely affect adjacent property owners?**

This waiver will not adversely affect any nearby property owners, there is currently no landscape buffer on the site therefor adding the 10' proposed landscape buffer will positively affect the adjacent property owners. Owners are also proposing 5 'B' sized trees to add to the buffer.

• **Will the waiver violate the Comprehensive Plan?**

The waiver will not violate the Comprehensive Plan. The applicant is adding the maximum amount of landscape buffer possible in order to get the best use out of the land.

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

This is the minimum reduction necessary to afford relief to the applicant and to allow maximum on-site parking for the project.

• **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?**

(B) The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land, including but not limited to providing the maximum amount of parking spaces for the proposed project. Owners are incorporating 6' privacy fence and 3 more trees than required.

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