

Waiver Justification

To justify approval of any waiver, the Planning Commission considers the four criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or N/A** will **not** be accepted.

1. Will the waiver adversely affect adjacent property owners?

There is no new development being proposed. The property will stay residential in nature since this is an existing home with no proposed changes.

2. Will the waiver violate the Comprehensive Plan?

The waiver will not violate the comprehensive plan because the applicant is proposing to use the home as a rehabilitation house that is a form of affordable housing that the comprehensive plan supports.
There is existing fencing on the property between the subject site and the adjacent properties.

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

The extend of the waiver is the minimum necessary to afford relief because if the buffer is required it would cover almost the entire property including the existing single family home.

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 home has been renovated and the property owner has made many improvements to the site. If the landscape buffer is enforced, the existing home would be encroaching into the buffer. The buffer also covers almost the entire property which makes the lot unbuildable.

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