

WAIVER JUSTIFICATION STATEMENT

Alexa Properties, LLC

1749 Frankfort Avenue

Case No. 18ZONE1038

The proposed waiver of the 15' landscape buffer areas along the western and rear property lines will not adversely affect adjacent property owners. The waiver will allow the existing building to remain within the landscape buffer area to the west and for the addition of three off-street parking spaces within the landscape buffer area at the rear of the property. The proposal does not include any alteration of the existing buffer area to the west of the subject property and the existing 6' wood privacy fence along the western property line will remain. The three additional parking spaces in the rear will be accessed from the existing 18' access drive to the east of the subject property, and a 5' landscape buffer will be retained along the western property line. Additional landscape buffering to the rear is unnecessary as the proposed parking area is adjacent to a 10' unimproved alley. Due to the small size of the property and limited proposed off-street parking, traffic impacts will be minimal.

The proposed waiver will not violate the Comprehensive Plan. The proposed waiver will permit the applicant to reuse the existing building as a small retail establishment or office consistent with the intent and policies of the Comprehensive Plan. As set forth above, the proposed waiver will allow the existing building structure to remain within the landscape buffer area to the west and for the construction of three off-street parking spaces at the rear of the subject property.

The extent of the proposed waiver of the regulation is the minimum necessary to afford relief to the applicant as it retains the status quo with respect to the existing building and will allow for construction of three off-street parking spaces at the rear of the subject property. Additional landscape buffering to the rear is unnecessary as the parking area will front onto a 10' unimproved alley.

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 it would require the applicant to make substantial alterations to the existing building or eliminate proposed off-street parking. The proposed waiver will permit the applicant to reuse the building as a small retail establishment or office without any alteration of the structure, and to add three off-street parking spaces at the rear of the subject property.

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DESIGN SERVICES

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