

**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?**

No, the new building and proposed architectural detail will not adversely affect adjacent owners. The proposed façade along Kerrick Lane will be designed and constructed to provide exceptional architectural quality, and will provide a variety of materials and elements to create pedestrian level interest as well as a front façade appearance.

**2. Will the waiver violate the Comprehensive Plan?**

No, the design will accomplish the goals of the Comprehensive Plan because the proposed design will complement the existing neighborhood and provide pedestrian interest.

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

Yes, windows and doors have been provided to the showroom portion of the façade. Only the storage and mechanical areas have been substituted with the additional architectural details in lieu of windows. Therefore, the amount of windows have been maximized at the showroom area from floor to ceiling, and architectural detail will mask the storage and mechanical rooms.

**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?**

Other design measures and enhancements have been provided to replace the window requirement at the portions of the building that are used for interior storage and mechanical areas. The amount of windows has been maximized where possible, and the architectural design provides for pedestrian and neighborhood interest for 100% of the remaining façade where windows are not practical.

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