

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 because the existing building and buffer area already exist in the same location. The granting of the wavier will allow for the owner / developer to redeveloped the property.

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2. Will the waiver violate the Comprehensive Plan?

No because the existing building and buffer area already exist in the same location and has been for several years.

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

Yes because without granting the waiver the owner / developer could proceed with the project to redevelop and correct the existing parking lot.

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?

Without granting the waiver the owner / developer could proceed with the project to redevelop and correct the existing parking lot.