

**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?**

The waiver will not adversely affect adjoining property owners as the property to the south, if developed for something more than the church, will likely be developed as a commercial building that will require its own access. Additionally, the next adjacent property was recently approved as a mini-storage facility with no connections to the adjoining property.

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

The waiver will not violate the Comprehensive Plan. The subject property has been operated as a funeral home for many decades. Allowing a small expansion in the form of a crematorium to service families on-site does not change the nature of the property in such magnitude as to mandate revising the access for this property and those next to it. Such a revision would greatly disturb the setting of the funeral home while providing limited, if any, potential benefit to the public.

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

The extent of the waiver is the minimum necessary as the requirement is either to provide or not provide a connection.

**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?**

Mandating the connection would create an unnecessary hardship on the applicant as it would likely result in two potentially high traffic uses using the Ratterman property for access. This could cause conflicts with funeral processions and create unnecessary confusion on the part of grieving families and customers of the adjacent properties.

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