

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?

NO B/C THE OWNER / CLIENT IS INSTALLING A 6' SOLID WOOD PRIVACY FENCE TO SCREEN THE CHANGE IN LAND USE.

2. Will the waiver violate the Comprehensive Plan?

NO B/C THE OWNER / CLIENT IS PROVIDING ANOTHER FORM OF A SCREENING MECHANISM.

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

YES IN ORDER TO REDEVELOP THE PROPERTY TO A PROFESSIONAL OFFICE AND PROVIDE THE PARKING AND VEHICULAR ACCESS REQUIRE THIS IS THE MINIMUM NECESITY TO AFFORD RELIEF.

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?

YES THE OWNER / CLIENT IS INSTALLING A 6' SOLID WOOD PRIVACY FENCE TO SCREEN THE CHANGE IN LAND USE.

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