

## 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 change in use will not increase foot or vehicular traffic on the west side of the property. The waiver and zoning change will allow the building, which has been vacant and deteriorating for years, to be restored and re-inhabited. This is a benefit to the adjacent property owners and neighborhood.

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

The proposed zoning change will restore the building to its historical, original use (commercial on the 1<sup>st</sup> floor and residential on the 2<sup>nd</sup>), which is in line with the goals of the TN farm district.

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

Yes, building is existing.

### 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 a strict application of the regulation would cause an extreme hardship, since buildings are existing.

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DESIGN SERVICES

18 ZONE 1005