

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)* ¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #:	NA	Docket/Case #:	
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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.**

• **Will the waiver adversely affect adjacent property owners?**

This waiver will not adversely affect any nearby property owners. The parking spots are set back 10'-10" from the R/W and behind the front of the neighboring building

• **Will the waiver violate the Comprehensive Plan?**

The waiver will not violate the Comprehensive Plan, there is a large amount of LBA provided (10') between the RW and the parking spaces. There is also an architectural entry piece that projects to the front of the parking spaces.

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

This is the minimum reduction necessary to afford relief to the applicant and to allow maximum on-site parking for the project.

• **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?**

The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land, including but not limited to providing the maximum amount of parking spaces for the proposed project. The applicant has added a large LBA and has an architectural entry piece that projects to the front of the parking spaces.

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