

**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 adjacent property owners due to the industrial nature of the area and the fact that screening will be provided along the property frontage.

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

The waiver will not violate the Comprehensive Plan

**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 to afford relief to the applicant as the proposed layout is best suited for the lay of this property.

**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?**

The developer will incorporate increased screening along Cane Run Rd to visually screen the loading docks. Strict application would also deprive the applicant of reasonable use of the land as the current layout is most appropriately suited for the lay of the property.

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PLANNING & DESIGN SERVICES

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