

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?

Granting the waiver will not adversely affect the adjacent property owners as the only affected property owner potentially impacted by the request is a church property. The church building is located on a large parcel approximately 150-200' from the common property line.

2. Will the waiver violate the Comprehensive Plan?

Granting the waiver will not violate the Comprehensive Plan as there is no adjacent residential neighbor that will be negatively affected by the request. There will still be a significant distance between the proposed building and the adjacent church building.

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. This very small parcel creates design challenges regarding compliance with dimensional requirements of the Land Development Code.

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 small and narrow nature of this parcel creates potential hardships on anyone's attempt to develop the parcel without some form of relief. This parcel has previously been approved for multi-family and day care land uses and each approved plan has included similar relief from dimensional requirements of the Land Development Code.

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