

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 because the existing church adjacent to the north side property line is approximately 110-120 ft from the common property line. The R-4 property adjacent to the south side property line is undeveloped. The rear of the subject site is zoned R-4 and is not proposed to be developed.

2. Will the waiver violate the Comprehensive Plan?

It will not because buffers will be provided as well as the required trees and screening.

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

It is because the applicant is providing buffer area, trees and screening.

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 strict application of the regulations would not provide sufficient developable land area and the subject site could not be developed.

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