

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.

Waiver of: Section 5.6.1.B.1 to omit the requirement to provide animating features on the building façade along Blankenbaker Access Road

Explanation of Waiver:

1. The waiver will not adversely affect adjacent property owners because the new buildings will sit back significantly from Blankenbaker Access Road due to the amount of right of way required. The applicant will provide a gate and fence for security as well as landscaping to break up the appearance of the building façade.
2. The waiver will not violate the Comprehensive Plan for all the reasons set forth in the Detailed Statement of Compliance with all applicable Guidelines and Policies of the Plan 2040 filed with this rezoning application and as shown on the detailed district development plan. The waiver is primarily an aesthetic one in an industrial area which will not negatively affect the neighboring properties.
3. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant because security is very important for a storage facility. Windows facing the street could attract unwanted visitors to the site who do not belong there. The site will be fenced and gated and the perimeter facing the street will be landscaped to break up the appearance of the building façade, which is similar to other buildings in the area.
4. Strict application of the provisions of the regulation would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant because unlike other contractor shops, this one would be required to animate its frontage façade in an industrial/office area in a way that is impractical and, as explained above, aesthetically unnecessary.