

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?

No b/c there is just a building pad there due to a fire so improvements to the property will greatly improve the existing site conditions.

2. Will the waiver violate the Comprehensive Plan?

No there will still be a retail building onsite with other similar retail buildings that share similar design characteristics.

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

Yes b/c of floodplain restrictions. The property would have to be raised 3' +/- which is not feasible b/c its location in the existing floodplain.

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?

Yes applicant has incorporated ILAs on site to screen the building and provide visual interest from Klondike Lane.

RECEIVED
AUG 29 2022
PLANNING &
DESIGN SERVICES