

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 10.2.4 to reduce the required LBA along the eastern property line from 35 ft to 10 ft.

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Explanation of Waiver:

JUN 30 2017

PLANNING &
DESIGN SERVICES

1. The waiver will not adversely affect adjacent property owners because additional landscaping and possibly a fence will be placed in the area where the encroachment exists and where the waiver is proposed, and the area of the encroachment already has pavement in a portion of the area.
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 Cornerstone 2020 Comprehensive Plan filed with this Conditional Use Permit application.
3. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant because the site layout was designed to provide the minimum area needed to allow for the CUP parking 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 the applicant would have to remove existing concrete parking and due to an access easement to the property to the North, no additional parking can be added on the site other than in the CUP area.