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, the waiver will not adversely affect affect the adjacent property owners as all adjacent proplerty owner are of similar use. There is a clean line of separation from the surrounding residential Units, further separated by a chain fence and native plantings.

2. **Will the waiver violate the Comprehensive Plan?**

   No, the waiver will comply with all goals and objecting or cornerstone 2020 as they relate to the project as this development will be on an existing developed property, it will not change the existing form of the area.

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

   Yes, the waivers consists only those provisions which are necessary for the use of the office building which is required for the current business to expand it's operations.

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 regulation would not allow the use of the panned office building and would cause a severe safety problem for traffic mobility in and out of the site. The owner will also be increasing the vegetative landscape, decreasing the vehicle use area by 2,364 sf (4%), lowering the impervious area by 0.007 acres and dropping the current runoff of water and pullutants accordingly. The site is and will be closed to the general public, with a fence barrier surrounding the property.

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