

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. This property is surrounded by many large lot or vacant tracts and the nearest home is approximately 270' away. Therefore, this waiver will not have an adverse affect on adjacent property owners.

2. Will the waiver violate the Comprehensive Plan?

No. This waiver will not violate the comprehensive plan because the need for this waiver arises from existing environmental constraints on the property that we are trying to protect, thereby meeting the Comprehensive Plan.

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

Yes. The applicant will meet all other setbacks on the property, including the required 30' front yard setback. In order to limit disturbance in the floodplain and along a protected stream, while maintaining the ability to build a home on this site, this is the minimum necessary to afford relief to the applicant.

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 provisions of this regulation would significantly alter the buildable area on this site due to the existing floodplain, easements, and protected waterway. This would create an unnecessary hardship on the applicant.

RECEIVED
DEC 21 2018
**PLANNING &
DESIGN SERVICES**

18WAIVER1056