

### **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?**

The waiver will not adversely affect adjacent property owners as this is an existing condition. All required plant materials will be installed within the Landscape Buffer Area

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

The waiver will not violate the Comprehensive Plan as the required planting will be provided within the Landscape Buffer Area.

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

The extent of the waiver of the regulation 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 provision of the regulation would create an unnecessary hardship on the applicant as this is an existing condition and all landscaping requirements within the Landscape Buffer Area will be provided.

**RECEIVED**

**JAN 25 2021**

**PLANNING & DESIGN  
SERVICES**

21 - "WAIVER" - 0011