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 the adjacent property owners as the existing buffer area will be preserved, the setback shall be increased in some areas and a predomimantly evergreen vegetative screen planted to provide the required 8' screen.

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

   The waiver will not violate the Comprehensive Plan as an improved buffer will be provided including an 8' screen to mitigate the potential adverse impacts of the industrial development, its outdoor storage, vehicle manuevering, lighting and other potential nuisances.

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 to continue using the property as it has existed for many years while providing additional screening to augment the request and improve the existing condition.

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 the regulation would deprive the applicant of the reasonable use of the land creating an unnecessary hardship since the applicant shall improve the existing conditions and provide an 8' vegetative screen. The added landscaping will enhance the existing condition and be beneficial to the adjacent property owners.

   RECEIVED

   JAN 11 2021

   PLANNING & DESIGN SERVICES

21-WAIVER-000S