

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 affect adjacent property owners.

2. Will the waiver violate the Comprehensive Plan?

The waiver will not violate the Comprehensive Plan

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 would create an unnecessary hardship on the applicant, as the proposed use of the subject property is served from the parking lot internal to the site, which is where the entrance to the building should be oriented. It will be a medical office use as opposed to a commercial use that would encourage pedestrian traffic from the road frontage.

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