

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 impact the adjacent property owners because the required landscaping will be provided and the required landscape buffer area width will be provided.

2. Will the waiver violate the Comprehensive Plan?

It is because the required landscaping will be provided and the required landscape buffer area width will be provided.

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

It is because the required landscaping will be provided and the required landscape buffer area width will be provided.

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 would prevent 14 parking spaces from being provided leaving the facility underparked. The proposed development is for a medical emergency facility on the first floor and medical office on the second floor. Adequate parking is essential to be able to serve patients with medical emergencies.

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