

Waiver Justification

To justify approval of any waiver, the Planning Commission considers the four criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or N/A** will **not** be accepted.

1. Will the waiver adversely affect adjacent property owners?

No, the waiver is internal to the property along the zoning line.

2. Will the waiver violate the Comprehensive Plan?

No, the property perimeter buffers are being provided.

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

Yes, if the buffer was provided, it would divide the property and would not permit the existing parking and vehicular maneuvering area to function.

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?

By dividing the property internally with landscaping, the applicant would be deprived of reasonable use of land.