

Statement in response to Zoning Criteria and  
Request for waiver of Traffic Study

In response to the questions posed the petitioner states as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of that zone. Johler Demolition, Inc. is a full-service demolition contractor specializing in commercial, industrial and residential demolition. Rooney Landscape, Inc. currently occupies the premises and uses the premises as a landscaper's yard. As the premises have been long been used as a landscaper's yard, it would be difficult to alter the premises for a new use.
2. The Plight of the owner is due to unique circumstances. Johler Demolition, Inc.'s similar use is a unique opportunity for the property owner. It may be difficult to locate and obtain another similarly situated prospective purchaser.
3. Rooney Landscape's use of the premises is comparable to the proposed use. For example, Rooney Landscape has regular delivery vehicles and dump trucks visiting the site, it stores its landscape materials on the premises and it maintains large equipment on the premise. Therefore the variation, if granted, will not alter the essential character of the locality.

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JAN 15 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT