

Waiver Justification

Owner and Applicant: Young Adult Development in Action
DBA: YouthBuild Louisville

Case Number: 20-Zone-0030

1. Will the waiver adversely affect the adjacent property owners?

No. Historically, there were entrances to the historic corner commercial building on both Hancock Street and Breckinridge Street. The project keeps the Breckinridge Street door in place for emergency egress, and expands the Hancock Street entrance to be the primary entrance to the project. On-street parking is available adjacent to the Hancock Street entrance and will not pose a burden to the adjacent property owners. Hancock Street is a two-way street that allows on-street parking on both side of the street.

2. Will the waiver violate the Comprehensive Plan?

No. The project revives the commercial nature of the corner. The original front door to the historic structure remains in place, but will be used for emergency egress only.

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

Yes. Waiving the requirement to have doors on both Breckinridge Street and Hancock Street will allow the safe and efficient operation of the Smoketown HopeBox and maximizes the use of the interior space,

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for the 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 reasonable use of the land or would create unnecessary hardship on the applicant?

The Smoketown HopeBox project is designed to respect the existing urban fabric of the Smoketown Neighborhood. The project design tried to preserve as much of the historic building as possible and design an addition that works with both the historic building and the residential set back on the block moving west. Having the main entrance to the building on Hancock Street allows for both good interior circulation and efficient and secure building operation. The historic door on Breckinridge Street will remain in place and be used for emergency egress. Having an working entrance to Breckinridge Street would lead to the inefficient use of the space and a less secure operating environment.