

VARIANCE JUSTIFICATION STATEMENT

Norton West Louisville Hospital

2820 West Broadway

The proposed variance, which will permit the applicant to increase the required setback, will not adversely affect the public health, safety or welfare. The applicant proposes to develop this vacant property into the first hospital located in West Louisville in over 150 years. The Land Development Code requires hospital buildings and structures to be at least 30 feet from any property line, but the Traditional Workplace Form District allows principal structures to be recessed a maximum of 15 feet, an internal inconsistency within the code.

The variance will not alter the essential character of the general vicinity. The proposed development's scale and intensity is consistent and compatible with other commercial developments in the area, specifically with the adjacent Goodwill Opportunity Campus planned for the corner of 28th Street and Broadway.

The variance will not cause a hazard or nuisance to the public. As stated above, the increased setback is required to comply with Section 4.2.29.B of the Land Development Code. The applicant is constructing a bus shelter and community focal point at the corner of South 28th Street and Garland Avenue in order to create a visual presence at the corner.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The applicant is increasing the setback as required by the Land Development Code. The increased setback will also allow the applicant to utilize each side of the building with pedestrian, service, and emergency access.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. As mentioned above, the zoning regulations concerning setbacks are inconsistent between Traditional Workplace Form District and conditional use permit requirements.

The strict application of the regulations would create an unnecessary hardship on the applicant. The applicant seeks to comply with Section 4.2.29.B of the Land Development Code. Without the increased setback, the applicant would not be able to create as functional a hospital building.

RECEIVED
NOV 07 2022
PLANNING & DESIGN
SERVICES

22-VARIANCE-015

The circumstances are not the result of actions taken by the applicant subsequent to the adoption of the zoning ordinance as the applicant has not yet developed or taken any action with respect to the property.

PLANNING & DESIGN
SERVICES

22-VARIANCE-C