

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?

No, the development will serve as a front door for Churchill Downs and is bordered by parking lots, commercial development and the racetrack.

2. Will the waiver violate the Comprehensive Plan?

Churchill Downs is a unique development and this sign serves as the northeastern gateway.

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

Three sign panels create a symmetrical layout that is appropriately scaled upon the wall. Adding lettering to the top helps to further identify Churchill Downs.

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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 sign is set back from the right-of-way 40'-60'.

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