

**18VARIANCE1064**

**Churchill Downs Video Board  
Signage**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Dante St. Germain, Planner I**

**August 6, 2018**

# Request

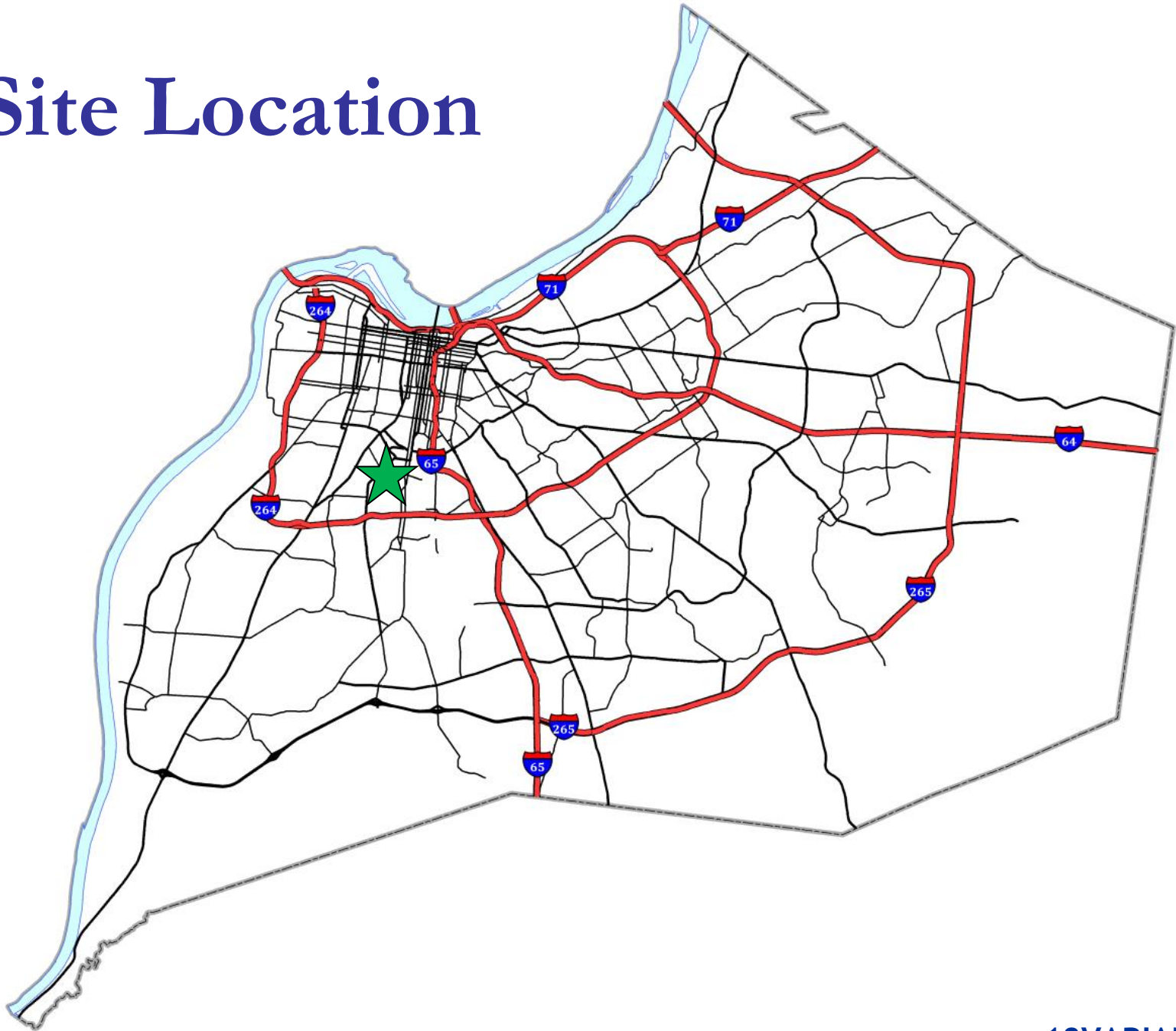
- **Variance:** from Land Development Code table 8.3.1 (Campus) to allow attached signage to exceed the maximum allowable area.

Location	Requirement	Request	Variance
Attached Signs	500 sf	7,200 sf	6,700 sf

# Case Summary / Background

- The subject property is Churchill Downs.
- The applicant proposes to install new signs on the rear face of the video board which currently exists on the property.
- The rear of the video board is 15,931 sf. in area, allowing 500 sf. of signage in the Campus form district.

# Site Location



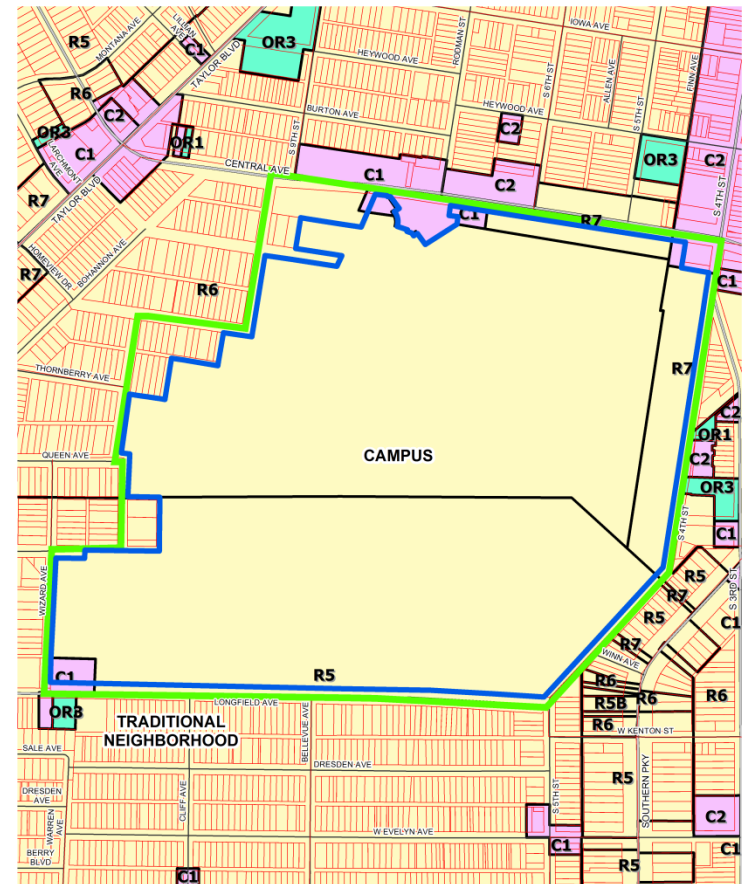
# Zoning/Form Districts

## Subject Property:

- Existing: R-5, R-6 R-7, C-1, C-2/Campus

## Adjacent Properties:

- North: R-6, R-7, C-1, C-2 /Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: Various/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



Churchill Downs  
feet



480  
Map Created: 7/31/2018



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# Aerial Photo/Land Use

## Subject Property:

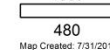
- Existing: Race Track

## Adjacent Properties:

- North: Single Family Residential, Commercial, Undeveloped
- South: Single Family Residential
- East: Commercial, Institutional, Single Family Residential
- West: Commercial, Single Family Residential



Churchill Downs  
feet



Map Created: 7/31/2018



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# Site Photos-Subject Property



The rear of the video board.

# Site Photos-Subject Property



The rear of the video board.



# Site Plan



SITE DATA  
ADDRESS: 700 CENTRAL AVE.  
PARCEL ID: 051G00060000  
EXISTING HEIGHT: 170'  
PROPOSED HEIGHT: 170'

Churchill Downs Video Board Variance Plan



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# Elevations



Churchill Downs Video Board Signage Variance  
18VARIANCE1064

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# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

# Required Actions

- **Variance:** from Land Development Code table 8.3.1 (Campus) to allow attached signage to exceed the maximum allowed area. Approve/Deny

Location	Requirement	Request	Variance
Attached Signs	500 sf	7,200 sf	6,700 sf