

**17NONCONFORM1020**

**700 Central Avenue**



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

**Brian Mabry, AICP, Planning Supervisor**

**July 24, 2017**

# Request

- Expansion of Nonconforming Rights allowed by KRS 100.253(2)

# Case Summary

- Churchill Downs requests expansion of nonconforming use rights allowed by KRS 100.253(2).
- BOZA may approve extensions of a long-standing nonconforming use, where the use / extension:
  - Consists of a major public attraction of international prestige, such as a sports event
  - Contributes substantially to the economy of the community and state
  - Is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.
- 4,350 parking spaces on approximately 37 acres, landscaping, and 8-foot tall fence.

# Required Actions

- BOZA should acknowledge the expansion of the nonconforming rights and approve such expansion as allowed by KRS 100.253(2) conditioned upon approval of case numbers 17VARIANCE1036 and 17STREETS1012.