



**NOTICE OF PUBLIC HEARING
TROTWOOD BOARD OF ZONING APPEALS
THURSDAY, MARCH 28, 2024
AT 5:30 pm**

**TROTWOOD COMMUNITY AND CULTURAL ARTS CENTER
MEETING CHAMBER
4000 LAKE CENTER DRIVE
TROTWOOD OHIO 45426**

Notice is hereby given that the Trotwood Board of Zoning Appeals will hold a public hearing at 5:30 pm on March 28, 2024 to review the following cases:

ZV-2024-3. Variance to TCO 1185.08(a)(2, 3, 4) of the Office Residential sign code to erect a new monument sign that exceeds the allowable size at 4830 Salem Ave, PID H33 02112 0012 in the Office Residential(O-R) zoning district. Maria-Joseph Properties LLC, Owner, Kap Signs, Applicant.

ZV-2024-4. Variance to TCO 1185.07 (a)(4) of the residential sign code to erect a new monument sign that exceeds allowable height at 18 N. Broadway, Trotwood Ohio 45426 PID H33 00304 0043 in the Residential Single Family-Medium Density (RSF-M) zoning district. Phillips Temple CME Church, Owner, Sign Dynamics, Applicant.

CU-2024-0002 Conditional Use per TCO 1163.04, 1133.04(g) and Appendix B to open an event center known as Majesty Event Center in Unit 5511 (Formerly known as Chase Bank) at 5447 Salem Ave, Trotwood OH 45426 PID H33 01622 0001 in the Regional Business (RB) zoning district (locally known as Consumer Square) Salem Capital LLC, Owner, Charles Smith, Applicant.

CU-2024-3. Conditional Use per TCO 1159.02 (a) Appendix B, to Create a 3rd unit in a multifamily residence at 4 Pleasant Avenue, Trotwood, Ohio 45426, parcel ID H33 00303 0054, in the Olde Town Business (OT-B) zoning district. Camillia Harris, Owner/Applicant.

For more information, please contact Deborah McDonnell, Planning and Development Director at (937) 854-7216, or dmcdonnell@trotwood.org.

Live Streaming of meeting via GoToWebinar

<https://attendee.gotowebinar.com/register/803192582449859931>

Webinar ID: 249-999-051

After registering, a confirmation e-mail will be sent with details to join the meeting. You can use your computer or phone for audio. To use your phone, select “Use Telephone” after joining the virtual meeting and you will receive a PIN number. Call 914-614-3221, enter the above access code, and then enter your PIN number.