

ZV-2025-43

Motor City Auto Care

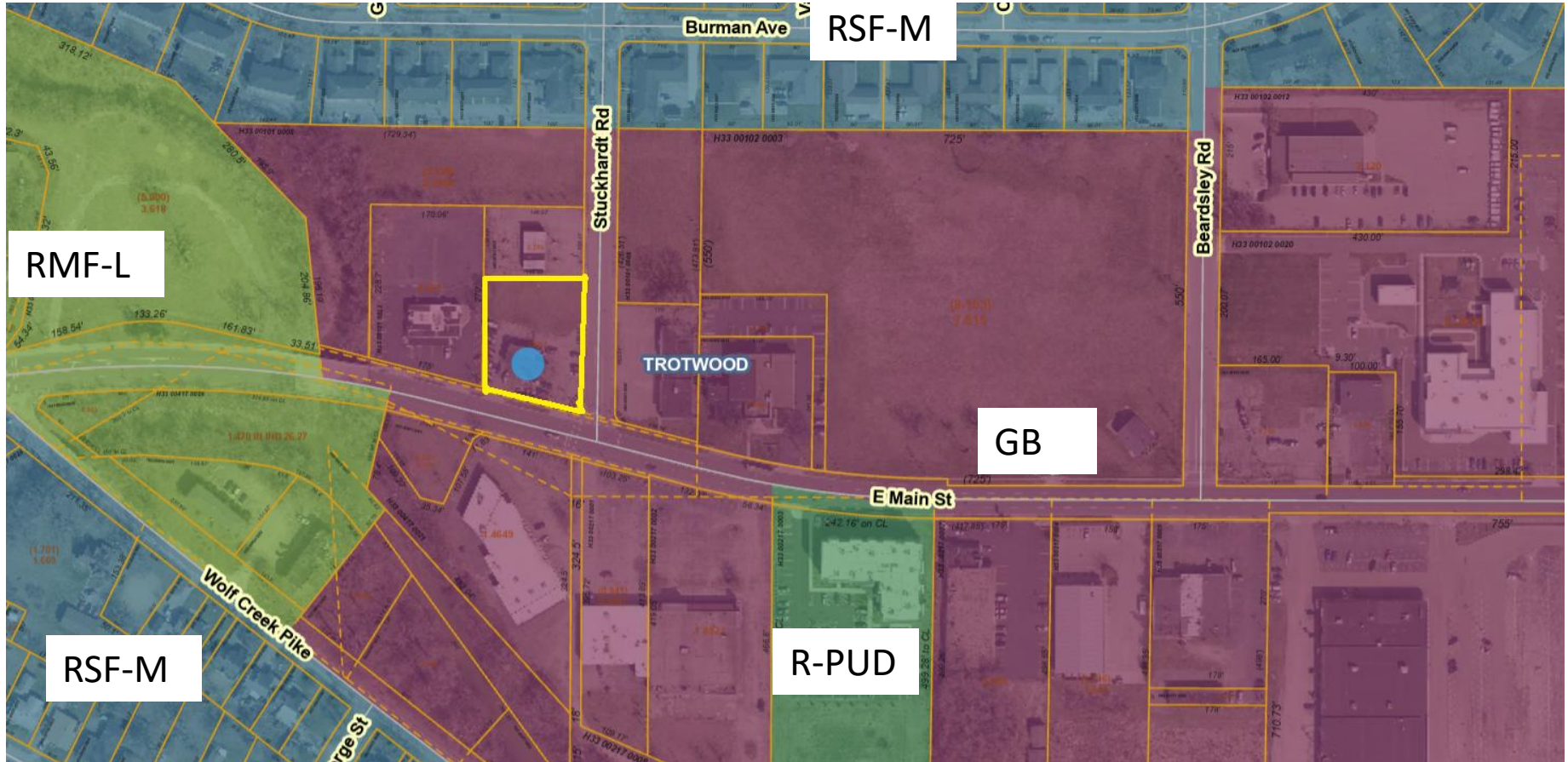
521 E. Main Street

Land Area Involved: 26,855 square feet

Current Zoning: GB (General Business)

- The applicant is proposing a development standard variance to allow a wall sign projecting above the wall that it is attached to within the General Business zoning district.
- The applicant installed the wall sign without first obtaining a permit, and the sign does not meet the development standards outlined in §1185.09(e)(3), which prohibits wall signs from projecting above the wall to which they are attached.
- The applicant is requesting the variance to allow the sign to remain
- The applicant will also need to request an additional variance for the size of the sign but has not submitted at this time.

Property Location & Surrounding Zoning



Existing Conditions



The sign was considered legal non-conforming. However, the sign was removed and a new sign installed (without a permit). When the old sign was removed, it lost its nonconforming status and any new sign would need to meet the current code regulations.

The property is located within the General Business (GB) zoning district along the East Main Street corridor, an arterial roadway that serves as a primary commercial corridor within the City.

The sign is also too large for the building. The size must either be reduced or a variance obtained to allow the sign to be larger than permitted. The applicant was notified of the additional variance required but did not file it. Any variance regarding the size of the existing illegal sign will be heard at a separate Board of Zoning Appeals meeting.

Approval of the variance would allow the existing nonconforming sign installation to remain, while denial would require the applicant to modify or replace the sign to comply with the current zoning ordinance.

Sign regulations are intended to ensure consistency, safety, and appropriate visual scale among commercial businesses within the City.

Trotwood Codified Ordinance Regulation

26-11 Appeal
BZA Presentation



TCO §1185.09

(e) Permanent Wall Signs

(3) A wall sign shall not project above the top of the wall to which attached or be more than 15 feet in height, whichever is less.

Permitted Wall Sign Size: 63 sq. ft.

Current Wall Sign Size: 120 sq. ft.

Nearby Permanent Wall Signs



The Main Street Food Market has a wall sign that is legal nonconforming and extends slightly above the wall of the building. If that sign was removed, it could not be reinstalled as is.



With the buildings close proximity to the street and E. Main Streets speeds not exceed 35 mph, it is highly unlikely that lowering the sign to meet the ordinance would have any impact on its visibility.

Staff recommends denial of the variance request. Criteria A, B, C, E, F, and G have not been met.

The applicant installed the wall sign without first obtaining the required zoning permit, and the sign does not meet the development standards outlined in TCO §1185.09(e)(3), which prohibit wall signs from projecting above the wall to which they are attached.

The applicant has not demonstrated that a practical difficulty exists that would prevent compliance with the code, as a conforming wall sign could be installed without projecting above the building wall. Staff believes that a sign that meets the code would be visible at that space due to the speeds of traffic and proximity to Main Street.



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