NOTICE OF PUBLIC HEARING
BOARD OF ZONING APPEALS
THURSDAY, NOVEMBER 12, 2026
AT 5:30 P.M.

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 P.M. on November 12, 2026 to review the following:

CU-2026-10 (6 W. Trotwood): The applicant is requesting a conditional use allow a heavy auto-oriented use within the OT-B (Olde Town Business) zoning district. The property is located at 6 W. Trotwood Blvd within the City of Trotwood.

AA-2026-02 (Reflections Group Home): The applicant is appealing the decision of the Zoning Administrator. The Zoning Administrator issued a Cease-and-Desist Order and revoked a zoning permit for a foster care group home at this address. The order and revocation were based on TCO §1189.21(g)(B) which states that if the Group Home Operator is not the owner of the property in which the Group Home is located, then the Group Home Operator shall provide a notarized letter from the property owner approving the property for use as a Group Home. A notarized letter has not been provided to the city. The property is located at 5056 Galileo Avenue in the City of Trotwood.

ZV-2026-24 (4518 Live Oak Drive): The applicant is requesting a development standards variance from TCO 1189.01(f) to allow a detached garage to be placed closer than ten (10) feet from a side or rear lot line. The property is located at 4518 Live Oak Drive within the City of Trotwood.

ZV-2026-26 (4518 Live Oak Drive): The applicant is requesting a development standards variance from TCO 1189.01(h) to allow a detached garage to be larger than 150 square feet and constructed of metal. The property is located at 4518 Live Oak Drive within the City of Trotwood.

ZV-2026-25 (1705 Guenther Road): The applicant is requesting a development standard variance from TCO 1181.10(e) to allow the use of material other than the required asphalt or concrete pavement for off-street loading spaces and associated driveways, aisles, and circulation areas. The property is located at 1705 Guenther Road within the City of Trotwood.

Live Streaming of meeting via GoToWebinar
https://attendee.gotowebinar.com/register/3295726090176573531
Webinar ID: 583-808-267

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 213-929-4212, and enter the following access code: 199-939-927, then enter your PIN number.