



ZONING BOARD OF ADJUSTMENT

Date of Hearing: May 7, 2026
Date of Decision: May 28, 2026

Zone Case: 41 of 2026
Address: 1400 Troy Hill Road
Lot and Block: 24-D-215
Zoning Districts: R1D-H
Ward: 24
Neighborhood: Troy Hill

Request: Use of electronic sign for school

Application: BDA-2026-00202

Variance	Section 919.03.O.3	Electronic Non-Advertising Sign not permitted in R1 Districts
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Appearances:

Applicant: Alex Takacs, Maria Paluselli

Findings of Fact:

1. The Subject Property is located at 1400 Troy Hill Road in a R1D-H (Residential One Unit Detached) District in Troy Hill.
2. A 1965 Certificate of Occupancy permits the use of the three-story building on the Subject Property for “school, gymnasium, auditorium, faculty residence, chapel.”
3. In Zone Case No. 184 of 2011, the Board approved the use of a 3’ by 8’ (24 sf) electronic non-advertising sign for North Catholic High School, which was installed on an exterior wall of the building that faces an interior parking lot. The location of the sign is proximate to the entrance to the parking lot from Troy Hill Road. Approval of the sign in the 2011 decision was subject to the condition that the sign was to be removed by November 3, 2014.
4. Consistent with Zone Case No. 184 of 2011, a 2012 Certificate of Occupancy was issued for the electronic sign, which permits “... one 3’ X 8’ 10” LED Display on westerly side of auditorium of high school (only static text operating 7am to 10pm must be off by 10 pm variance expires 11/3/2014).”

5. The electronic sign described in Zoning Case No. 184 of 2011 and the 2012 Certificate of Occupancy was not removed.

6. The existing 8' x 6' (48 sf) sign on the school building consists of two components: an 8' x 3' (24 sf) externally lit sign with the text "Provident Charter School," with a school logo; and an 8' x 3' (24 sf) LED display.

7. The Applicant explained that when Provident Charter School acquired the North Catholic High School building, it replaced the identification sign but did not remove the electronic sign as required. The Applicant now requests to continue to use the electronic sign to display school announcements.

8. The Applicant proposes to use the sign to display announcements in static text when the school is open, Monday through Friday from 8 a.m. until 4 p.m.

9. The Applicant asserted that because the sign is generally oriented towards the school parking lot, it is not highly visible from the Troy Hill Road right-of-way or neighboring properties. The Applicant maintained that the sign does not have any significant impacts on surrounding properties.

10. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests a variance from Section 919.03.O.3 to allow the continued use of an 8' by 3' (24 sf) electronic sign.

2. The Applicant provided credible evidence that the use of the sign, as described to the Board, does not have significant impacts on surrounding neighborhood.

3. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances, the Board concludes that the use of the sign may continue.

Decision: The Applicant's request for a variance from Section 919.03.O.3 to continue to use the electronic sign is hereby APPROVED, subject to the conditions that the sign is not enlarged and is used for static messaging only.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.