

# DEMOLITION BOARD OF APPEALS -AGENDA

## MEETING INFORMATION

Objective: Review inspection reports from City of Lorain's Fire Department, Health Department & Building Department  
 Date: December 18, 2025  
 Time: 9:00 AM  
 Location: Council Chambers

## AGENDA

### Item/Present

1. **Roll Call**
  - 1) Lorain Chief Building Official
  - 2) Mayor's Appointee
  - 3) Lorain Safety/Service Director
  - 4) Health Commissioner/Lorain County Board of Health and/or Representative
  - 5) Lorain City Fire Chief and/or Representative
  - 6) Lorain City Engineer and/or Representative
  - 7) Lorain City Electrician and/or Representative

2. Disposition of Minutes

### New Business

2.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
24-2025	0201003110048	446 Delaware Ave	Advanced Living Modules	\$0.00

3.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
25-2025	0300097123004	3222 Eagle Ave	Littlejohn Denise	\$7,616.35

### Old Business

4.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
65-2024	02-01-006-117-018	1113 W 10th St	All Amerioacan Home Renovators LLC & Ogletree Multi Services LLC	\$0

5.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
46-2024	02-01-003-175-007	615 W 23rd St.	Silas Buchs	\$0.00

6.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
15-2025	02-01-005-109-025	544 Reid Ave & 546 Reid Ave	Diara Moody	\$2,808.64

7.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
14-2025	03-00-088-101-020	1769 E 28th St	GALILEAN THEOLOGICAL CENTER CLEVELAND	\$6,649.71

8.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$0.00

9.
 

Case #	PPN#	Address	Owner Name	Taxes Owed
23-2025	03-00-081-113-011	3326 Camden Ave	William Lundberg	\$0.00

10.
 

Case #	PPN #	Address	Owner Name	Taxes Owed
19-2021	02-01-004-101-033	573-577 Broadway Ave	Eagles Revitalization LLC	\$8,479.81

11. **Additions to Agenda**

12. **Adjournment**

NEXT MEETING: \_\_\_\_\_

9:00 AM, Council Chambers

OTHER NOTES OR INFORMATION

Recorded By: \_\_\_\_\_

Date \_\_\_\_\_

**Demolition Board of Appeals**

**2.**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
24-2025	0201003110048	446 Delaware Ave	Advanced Living Modules	\$0.00

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**Attachments**

446 Delaware

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# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date: _____
<input type="checkbox"/> Cash <input type="checkbox"/> Card <input type="checkbox"/> Check# _____
Total Fee: \$250.00
Demo Board Case #: _____

APPLICATION IS HEREBY MADE TO THE DEMOLITION BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A STAY OF DEMOLITION.

### GENERAL INFORMATION

Applicant: Owner Owner's Agent

Owner's Name Advanced Living Modules Inc Phone 706-284-7786 Email art4722@icloud.com

Owner's Full Address 1700 Northside Dr At Atlanta Ga 30318

Applicant's Name Artis Taylor Phone 706-284-7786 Email art4722@icloud.com

Applicant's Full address 309 Frick Ln Grovetown Ga 30513

### DESCRIPTION OF PROPERTY

Property Type: Residential Commercial

Property Address 446 Delaware Ave Lorain Oh

Permanent Parcel #: \_\_\_\_\_

Estimated Cost of Repairs \$68,700

Completion Date June 15, 2026

### REQUIREMENTS:

All information and documents required pursuant to Lorain City Ordinance Section 1523.15 (d) is required to be submitted with this application. Use the following pages of the application as coversheets for the required documentation. **Incomplete applications that do not include Exhibits A, B, & C will be rejected by the City of Lorain Building Division and will not be considered by the Demolition Board of Appeals.** Exhibit D and supporting documentation may be required by the Demolition Board of Appeals.

- EXHIBIT A: Scope of Work; A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.
- EXHIBIT B: Cost Estimates; A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
- EXHIBIT C: Construction Schedule; A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.
- EXHIBIT D: Financial Statements; Verification that the applicant has sufficient funds available to complete the required repairs.

### ACKNOWLEDGEMENTS

In signing this application, the applicant hereby authorizes the City, for the City, and for other governmental bodies and agencies as are deemed necessary by the City, to inspect the property, including the exterior and interior of all structures located upon the property, at such times as the City deems appropriate.

The owner and the applicant acknowledge that the Board's approval of a stay of the demolition order does not bind the City to the accuracy of the applicant's statement of the work required to be performed or the estimate of costs that will be incurred to perform the

**EXHIBIT A  
SCOPE OF WORK**

*A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.*

**EXHIBIT C  
CONSTRUCTION SCHEDULE**

*A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.*

A

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# EXHIBIT A: SCOPE OF WORK

Project Address: 446 Delaware Avenue, Lorain, OH 44052

Owner / Developer: ALM Advanced Living Modules, LLC

Prepared By: Superior Customs Company LLC

Bonded General Contractor: Artis Taylor – City of Lorain, OH

Bond No.: 108307697

Bond Term: July 8, 2025 – July 8, 2026

## 1. PROJECT PURPOSE

The purpose of this project is to bring the subject property into full compliance with all City of Lorain requirements necessary to obtain a final Certificate of Occupancy and place the building back into lawful residential use.

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## 2. PROPERTY ACQUISITION & PROJECT BACKGROUND

The property was acquired under a purchase agreement and transferred by quit-claim deed into ALM Advanced Living Modules, LLC.

Renovation work began under a prior contractor who was later terminated for cause due to:

- Repeated failure to meet construction milestones
- Ongoing delays
- Lack of communication
- Misrepresentations regarding work completed

Legal recovery is currently being pursued.

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### **3. CURRENT PROJECT STATUS & TRANSITION PLAN**

Ownership is vetting qualified contractors to complete remaining work. During the transition, ownership continues:

- Site preparation
- Interior cleanup
- Winterization
- Property protection

Most major exterior improvements are already substantially completed.

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### **4. SITE PREPARATION & DEBRIS CLEANUP**

- Cleanup of debris and construction waste left by prior contractor
- Dumpster rental and haul-away
- Jobsite preparation for incoming trades

Estimated Cost: \$1,250

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## **5. ELECTRICAL SYSTEM – REMAINING WORK**

- Individual electrical panels per unit
- Remaining rewire and electrical terminations
- GFCI protection to code
- New meters and meter bases
- Recessed lighting and final fixture installs

Estimated Remaining Cost: \$7,600

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## **6. PLUMBING SYSTEM – REMAINING WORK**

- Installation and tie-in of four (4) tankless water heaters (160,000 BTU, 9 GPM)
- Individual water meters
- Final PVC drain upgrades and venting tie-ins
- Shut-offs at all fixtures and service points
- Final shower installs (stand-up in all but the largest unit)

Estimated Remaining Cost: \$10,550

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## **7. HVAC SYSTEM – REMAINING WORK**

- (2) 120,000 BTU 96% efficiency gas furnaces
- Completion and repair of ductwork
- New gas service tie-ins and shutoffs
- Credit applied for existing functional equipment

Estimated Remaining Cost: \$8,850

- ◆ Optional Central Air Upgrade: +\$6,000
- 

## **8. GAS LINE WORK**

Included within plumbing and HVAC scope

Cost: Included

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## **9. ROOF COMPLETION (75% COMPLETE)**

- Remaining roof only over entrance/deck section
- Final tie-in to porch reinforcement and flashing

Estimated Remaining Cost: \$1,700

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## **10. SIDING COMPLETION (80% COMPLETE)**

- Remaining siding at front porch/deck area
- Final trim wrap and flashing

Estimated Remaining Cost: \$1,700

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## **11. DOORS & WINDOWS (PARTIAL INSTALL COMPLETE)**

- 17 Low-E energy-efficient windows (14 already installed)
- 9 exterior doors total (2 already installed)
- Labor and final adjustments for remaining installs

Estimated Remaining Cost: \$700

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## **12. INSULATION, DRYWALL & INTERIOR PAINT**

- Moisture-resistant board in wet areas
- Insulation verification and fill
- Full interior prime and paint

Estimated Cost: \$4,650

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### **13. KITCHENS (ALL UNITS)**

- Construction-grade cabinets
- Laminate countertops
- Stainless sinks
- Stove and refrigerator hookups

Included in Combined K&B Package

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### **14. BATHROOMS (ALL UNITS)**

- Showers (except largest unit with tub/shower)
- Toilets, vanities, mirrors
- Exhaust fans and ventilation

Combined Kitchen & Bathroom Total: \$18,550

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### **15. FRONT PORCH & SIDE ENTRANCE DECK (60% COMPLETE)**

The front porch was partially replaced but not completed. The side entrance deck requires full rehabilitation.

- Full rebuild of posts, joists, beams, decking
- Guardrails with metal balusters
- Stair relocation and handrails

Estimated Remaining Cost: \$7,150

## **16. FINAL CLEAN-UP**

- Interior and exterior deep cleaning
- Final debris removal

Cost: Included

# **EXHIBIT B: PROJECT COST ESTIMATE & BUDGET SUMMARY**

Project Address: 446 Delaware Avenue, Lorain, OH 44052  
Owner / Developer: ALM Advanced Living Modules, LLC  
Prepared By: Superior Customs Company LLC  
Bonded General Contractor: Artis Taylor – City of Lorain, OH  
Bond No.: 108307697  
Bond Term: July 8, 2025 – July 8, 2026  
Surety: Travelers Casualty and Surety Company of America

## **INTRODUCTION & BASIS OF ESTIMATE**

This cost estimate has been independently prepared by ownership following the termination of the prior contractor for cause. Ownership has since obtained a City of Lorain General Contractor Bond and registration, and this revised estimate has been prepared in-house.

The total remaining project cost has been reduced relative to the prior contractor proposal for the following reasons:

- A substantial portion of exterior and structural work was previously completed.
- Roofing, siding, porch and door work are partially finished.
- Ownership will self-perform select scopes, reducing labor compared with prior quotes.

## **UPDATED COST ESTIMATE — REMAINING SCOPE OF WORK (REBALANCED)**

1. Site Prep & Debris Cleanup: \$1,250
2. Electrical System (Remaining): \$7,600
3. Plumbing System (Remaining): \$10,550
4. HVAC System (Remaining): \$8,850
5. Gas Line Work: Included
6. Roof Completion: \$1,700
7. Siding Completion: \$1,700
8. Doors & Windows: \$700
9. Insulation, Drywall & Interior Paint: \$4,650
- 10–11. Combined Kitchen & Bathroom Finishes: \$18,550
12. Front Porch & Side Entrance Deck: \$7,150
13. Final Clean-Up: Included

## **PROJECT TOTALS**

BASE COMPLETION TOTAL (NO A/C): \$62,700  
OPTIONAL CENTRAL AIR ADDITION: +\$6,000  
TOTAL WITH A/C OPTION: \$68,700

## **LEGAL & COMPLIANCE STATEMENT**

This estimate is issued by a bonded and registered General Contractor with the City of Lorain:  
Artis Taylor d/b/a Superior Customs Company LLC  
Bond No.: 108307697  
Surety: Travelers Casualty and Surety Company of America  
Bond Valid Through: July 8, 2026

All work shall be performed in accordance with City of Lorain Building Code and Ohio Construction Standards.

# EXHIBIT C: UPDATED CONSTRUCTION SCHEDULE

**Project Address:** 446 Delaware Avenue, Lorain, OH 44052  
**Owner / Developer:** ALM Advanced Living Modules, LLC  
**Prepared By:** Superior Customs Company LLC  
**Bonded General Contractor:** Artis Taylor – City of Lorain, OH

**Projected Start Date:** January 15, 2026  
**Projected Substantial Completion:** June 15, 2026  
**Total Duration:** Approximately 22 weeks

Phase	Task Description	Start	End	Duration
Phase 1	Site cleanup, debris removal, jobsite prep	Jan 15, 2026	Jan 26, 2026	2 weeks
Phase 2	Porch reinforcement & side deck reconstruction	Jan 27, 2026	Feb 21, 2026	4 weeks
Phase 3	Electrical, plumbing, HVAC rough-ins	Feb 24, 2026	Mar 28, 2026	5 weeks
Phase 4	Roof & siding final tie-ins	Mar 31, 2026	Apr 11, 2026	2 weeks
Phase 5	Insulation, drywall, interior painting	Apr 14, 2026	May 9, 2026	4 weeks
Phase 6	Kitchen & bathroom installations	May 12, 2026	May 30, 2026	3 weeks
Phase 7	Final systems, trims & finish work	Jun 2, 2026	Jun 10, 2026	1.5 weeks
Phase 8	Final inspections & punch list	Jun 11, 2026	Jun 14, 2026	3 days
Phase 9	Final cleaning & occupancy sign-off	Jun 15, 2026	Jun 15, 2026	1 day

## Timeline Notes:

This updated construction schedule reflects only the remaining verified scope of work as outlined in Exhibits A and B. Major demolition, primary roof installation, and most exterior siding work are already complete. The adjusted timeline reflects the transition from the prior contractor and the deliberate vetting process currently underway to secure a properly licensed, bonded, and financially stable replacement contractor. Additional time has been allocated to allow for responsible contractor selection, material procurement, weather conditions, required inspections, and final occupancy approval sequencing. The project is structured for clean trade stacking, risk reduction, and full regulatory compliance without rushed construction.

## EXHIBIT D

### Financial Statements / Verification of Funds

Property Address: 446 Delaware Avenue, Lorain, Ohio 44052

To Whom It May Concern,

This statement is submitted by Advanced Living Modules, LLC (ALM) in support of the property at 446 Delaware Avenue, Lorain, Ohio. It serves to verify that ALM has sufficient funds to complete all required repairs and improvements to the property, and that previously acquired funds remain available for the project.

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### **Correlation with Triston Kidd**

While Triston Kidd is not an owner of ALM under the purchase agreement, both parties agreed that the remaining funds previously secured for the property would be used to complete all necessary work. This ensures continuity of funding and the ability to fully execute the renovation project.

### **Current Financing Status**

1. Hard Money Loan – Levine Capital, LLC
2. DSCR Loan – Additional Funds Secured
  - Additional funding has also been successfully acquired from a Debt-Service Coverage Ratio (DSCR) loan for a separate investment property at 918/920 Washington Ave., Lorain, OH.
  - The funds from this loan are still available and can be applied toward the renovation and repair efforts at 446 Delaware Avenue.

### Use of Previously Acquired Funds

- Of the previously acquired funds, only two payments were made to the prior contractor, and the remaining funds are fully available for the completion of all necessary repairs and improvements.

## Summary

The previously acquired funds have largely remained unused, with only two payments made to the prior contractor. ALM has sufficient financing readily available to ensure that all repairs and improvements for 446 Delaware Avenue can and will be completed. The agreement between Triston Kidd and ALM ensures that these funds will be applied toward the project in full compliance with the purchase agreement.

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Sincerely,

Advanced Living Modules, LLC

Date: 12/4/2025

**Demolition Board of Appeals**

**3.**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
25-2025	0300097123004	3222 Eagle Ave	Littlejohn Denise	\$7,616.35

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**Attachments**

3222 Eagle Ave

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# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date: \_\_\_\_\_  
 Cash  Card  Check# \_\_\_\_\_  
Total Fee: \$250.00  
Demo Board Case #: \_\_\_\_\_

APPLICATION IS HEREBY MADE TO THE DEMOLITION BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A STAY OF DEMOLITION.

### GENERAL INFORMATION

Applicant:  Owner  Owner's Agent

Owner's Name Denise Littlejohn Phone (781) 708-1757 Email d\_littlej@yahoo.com

Owner's Full Address 64 GRAFTON AVENUE Westwood MA 02090

Applicant's Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant's Full address \_\_\_\_\_

### DESCRIPTION OF PROPERTY

Property Type:  Residential  Commercial

Property Address 3222 Eagle Avenue Permanent Parcel #: 03-00-097-123-004

Estimated Cost of Repairs Contractor requests Completion Date To be determined  
for estimates in process

### REQUIREMENTS:

All information and documents required pursuant to Lorain City Ordinance Section 1523.15 (d) is required to be submitted with this application. Use the following pages of the application as coversheets for the required documentation. **Incomplete applications that do not include Exhibits A, B, & C will be rejected by the City of Lorain Building Division and will not be considered by the Demolition Board of Appeals.** Exhibit D and supporting documentation may be required by the Demolition Board of Appeals.

- EXHIBIT A: Scope of Work; A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.
- EXHIBIT B: Cost Estimates; A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
- EXHIBIT C: Construction Schedule; A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.
- EXHIBIT D: Financial Statements; Verification that the applicant has sufficient funds available to complete the required repairs.

### ACKNOWLEDGEMENTS

In signing this application, the applicant hereby authorizes the City, for the City, and for other governmental bodies and agencies as are deemed necessary by the City, to inspect the property, including the exterior and interior of all structures located upon the property, at such times as the City deems appropriate.

The owner and the applicant acknowledge that the Board's approval of a stay of the demolition order does not bind the City to the accuracy of the applicant's statement of the work required to be performed or the estimate of costs that will be incurred to perform the

work necessary to make the necessary repairs and improvements to the property. The owner and applicant also acknowledge that the issuance of a stay of the demolition order does not provide the applicant who is attempting to repair the structure with any guarantee that performing the repairs and improvements set forth in the application will be sufficient to meet the City of Lorain's property maintenance guideline standards or be sufficient, when completed, to obtain an occupancy permit.

The owner, or the owner's authorized agent or contractor, shall, within 15 days after the Board grants a stay of the demolition order, apply for the permits required to commence construction in accordance with the approved schedule for the work required to perform the necessary repairs. (The owner or other person applying for the permit shall be required to acknowledge in writing that even though a permit will indicate that they have six months to complete the work, that the work must be completed in accordance with the approved timeline for the stay of the demolition order to remain in effect.)

The applicant, shall, in accordance with a timeline set by the Board in the order granting the stay, submit written reports to the Demolition Board of Appeals declaring the status of repair work and the adherence to the initial schedule of repair. The applicant, or the applicant's authorized representative shall appear before the Demolition Board monthly to publicly address the status of the repair work on and answer any questions from the Board. **All written reports must be submitted to the Building Division one week prior to each Demolition Board of Appeals meeting. Materials submitted after the deadline will not be forwarded to the Board for their review.**

In signing this application, the applicant hereby attests to the truth and accuracy of all information supplied and submitted on and with this application and acknowledge receipt of a copy of Chapter 1523.15 Request to Stay the Order of the Demolition Board to Make Repairs.

Applicant Signature Denise Littlejohn

Date 12/8/25

Chief Building Official \_\_\_\_\_

Date \_\_\_\_\_

*Application is Denied for lack of info. No Bank Statement submitted. No scope of work.*

*[Signature]*  
CBO  
12/11/25

**EXHIBIT A  
SCOPE OF WORK**

A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.

I am the current owner of a family property located at 3222 Eagle Avenue through a deed transfer recorded on October 30, 2025.

I will be in Ohio during the week of December 29 (after a 10-year absence) to inspect the property and meet with a licensed contractor to determine the extent of repairs needed and workable timeline to complete them. I am aware of the serious exterior property issues, i.e. roof repair and gutter damage. Also, I plan to clear out and dispose of the remaining contents of the property.

The City of Lorain Building Department conducted an inspection of the property and documented the visit with photo evidence. I would like to request the use of the photos to review and share with the contractor.

With suitable planning and personal financial investment I am certain that the home will meet the City of Lorain's requirements for an occupancy permit.

**EXHIBIT B  
COST ESTIMATES**

*A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.*

*The cost estimated shall be supported by the applicant with a statement setting forth the materials that will be required to complete the required repairs and the estimated costs of those materials; and/or*

*When all or any portion of the required repairs are to be performed by a person or entity other than the applicant, the contractors must be licensed by the City of Lorain to perform the designated work and must be accompanied by the written proposal from the licensed contractor(s) for the portion of the required repairs and/or work the contractor will be performing.*

*When the work is to be performed by the applicant, the applicant will provide a detailed list setting forth the materials that will be required to make the necessary repairs and the cost of those materials.*

*I am relying on the contractor's expertise to define the required repairs, manage cost savings and produce quality results.*

**EXHIBIT C  
CONSTRUCTION SCHEDULE**

*A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.*

*A detailed schedule will be determined after a licensed and approved contractor is selected.*

EXHIBIT D  
FINANCIAL STATEMENTS

Verification that the applicant has sufficient funds available to complete the required repairs.

I will continue to provide financial statements upon receipt to confirm work completed; AS I did in the Fall of 2024, while acting AS the owner's agent for my mother, Virgella Terry.

### 1523.15 REQUEST TO STAY THE ORDER OF THE DEMOLITION BOARD TO MAKE REPAIRS.

(a) The owner of a parcel of real property, or a person or entity that has entered into an agreement with the owner for the applicant's purchase of property, may file an application with the Demolition Board of Appeals (hereinafter sometimes referred to as the "Board") requesting a stay of an order of demolition that has been issued by either the Chief Building Official or the Demolition Board of Appeals to provide the applicant with a designated time period to repair the property. The agreement between the owner of the property and the applicant must be a binding written agreement. The agreement may, but is not required to be contingent upon Demolition Board's grant of stay pending the repairs.

(b) The Applicant shall pay an application fee of \$250.00 upon submission of application.

(c) The application for a stay of an Order of Demolition shall be submitted to the Demolition Board of Appeals upon a form application that has been approved by the Demolition Board of Appeals.

(d) The applicant shall submit the following information and supporting documentation with the Application:

- (1) A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.
- (2) A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
  - A. The cost estimated shall be supported by the applicant with a statement setting forth the materials that will be required to complete the required repairs and the estimated costs of those materials; and/or
  - B. When all or any portion of the required repairs are to be performed by a person or entity other than the applicant, the contractors must be licensed by the City of Lorain to perform the designated work and must be accompanied by the written proposal from the licensed contractor(s) for the portion of the required repairs and/or work the contractor will be performing.
  - C. When the work is to be performed by the applicant, the applicant will provide a detailed list setting forth the materials that will be required to make the necessary repairs and the cost of those materials.
- (3) A detailed time line setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.
- (4) Verification that the applicant has sufficient funds available to complete the required repairs.
- (5) The owner of the property shall provide written authorization to the City for the City, and for other governmental bodies and agencies as are deemed necessary by the City, to inspect the property, including the exterior and interior of all structures located upon the property, at such times as the City deems appropriate.
- (6) The Chief Building Official shall review the application to be prepared, upon a request of the Board, to provide an oral statement to the Board concerning whether the applicant's proposed plan, when completed, will likely result in the repair and/or abatement of the conditions that resulted in the property having been declared a public nuisance and the order of demolition to have been issued.
- (7) The owner and the applicant shall acknowledge, in writing, that the Board's approval of a stay of the demolition order does not bind the City to the accuracy of the applicant's statement of the work required to be performed or the estimate of costs that will be incurred to perform the work necessary to make the necessary repairs and improvements to the property. The owner and applicant shall also acknowledge that the issuance of a stay of the demolition order does not provide the applicant who is attempting to repair the structure with any guarantee that performing the repairs and improvements set forth in the application will be sufficient to meet the City of Lorain's property maintenance guideline standards or be sufficient, when completed, to obtain an occupancy permit.
- (8) The Board, in conjunction with the issuance of any order staying an existing demolition order for any property or structure may impose such conditions as the Board deems appropriate and reasonable, including, but not limited to any of the following items:
  - A. A requirement that the applicant provide proof that the Applicant has sufficient funds on deposit or otherwise available to complete the repairs in accordance with the time line set forth in the application or as approved by the Board.
  - B. The repairs and improvements are to be completed pursuant to a schedule approved by the Board.
  - C. All of the repairs are completed by a date set by the Board.
  - D. The property and structures will be subject to inspection by the City of Lorain Building inspectors, and such other departments and officials, including, but not limited to the fire department and the health department, as may be recommended by the Chief Building Official, at such times as the Chief Building Official deems appropriate.
- (9) The owner, or the owner's authorized agent or contractor, shall, within 15 days after the Board grants a stay of the demolition order, apply for the permits required to commence construction in accordance with the approved schedule for the work required to perform the necessary repairs. (The owner or other person applying for the permit shall be required to acknowledge in writing that even though a permit will indicate that they have six months to complete the work, that the work must be completed in accordance with the approved time line for the stay of the demolition order to remain in effect.)
- (10) The applicant, shall, in accordance with a timeline set by the Board in the order granting the stay, submit written reports to the Demolition Board of Appeals declaring the status of repair work and the adherence to the initial schedule of repair. The applicant, or the applicant's authorized representative shall appear before the Demolition Board on a monthly basis to publicly address the status of the repair work on and answer any questions from the Board.
- (11) The Board may terminate the stay in the event any one of the following events or conditions occur:
  - A. The Applicant, or the Applicant's authorized representative, fails to apply for the required permits on a timely basis
  - B. The Applicant, or the Applicant's authorized representative fails to submit the required written reports or fails to appear before the Board on monthly basis to report on the status of the repair work;
  - C. The repairs are not being completed in accordance with schedule approved by the Board;
  - D. The repairs have not been completed with the time period set by the Board; or
  - E. The Owner or the Applicant fails to allow the City or other governmental bodies or agencies full access to the property and the interior and exterior of the structures to conduct all requested inspections.
- (12) The Board, upon being presented with evidence that the applicant has completed the required repairs and that the property is no longer unsafe or a public nuisance, may then consider a motion to rescind the demolition order for the structures located upon the property. The decision to rescind the demolition order for any property or structure shall require the affirmative vote of two thirds of the members of the Board.
- (13) Any sale or transfer of the Property must comply with the City's point of sale ordinance.

(Ord. 83-18, Passed 6-18-18.)

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080

Email: [bhp@cityoflorain.org](mailto:bhp@cityoflorain.org)

**Demolition Board of Appeals**

**4.**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
65-2024	02-01-006-117-018	1113 W 10th St	All Ameriocan Home Renovators LLC & Ogletree Multi Services LLC	\$0

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**Attachments**

1113 W 10 Dec Update

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## Cummins, Kandee

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**From:** Arocho, Andres  
**Sent:** Tuesday, December 16, 2025 8:28 AM  
**To:** Cummins, Kandee  
**Subject:** Fw: 1113 w 10th Progress

updates

***Andres M. Arocho***

Housing Inspector  
City of Lorain  
200 West Erie Ave – 5<sup>th</sup> Floor  
(440) 204 – 2301 - Office  
(440) 752 – 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



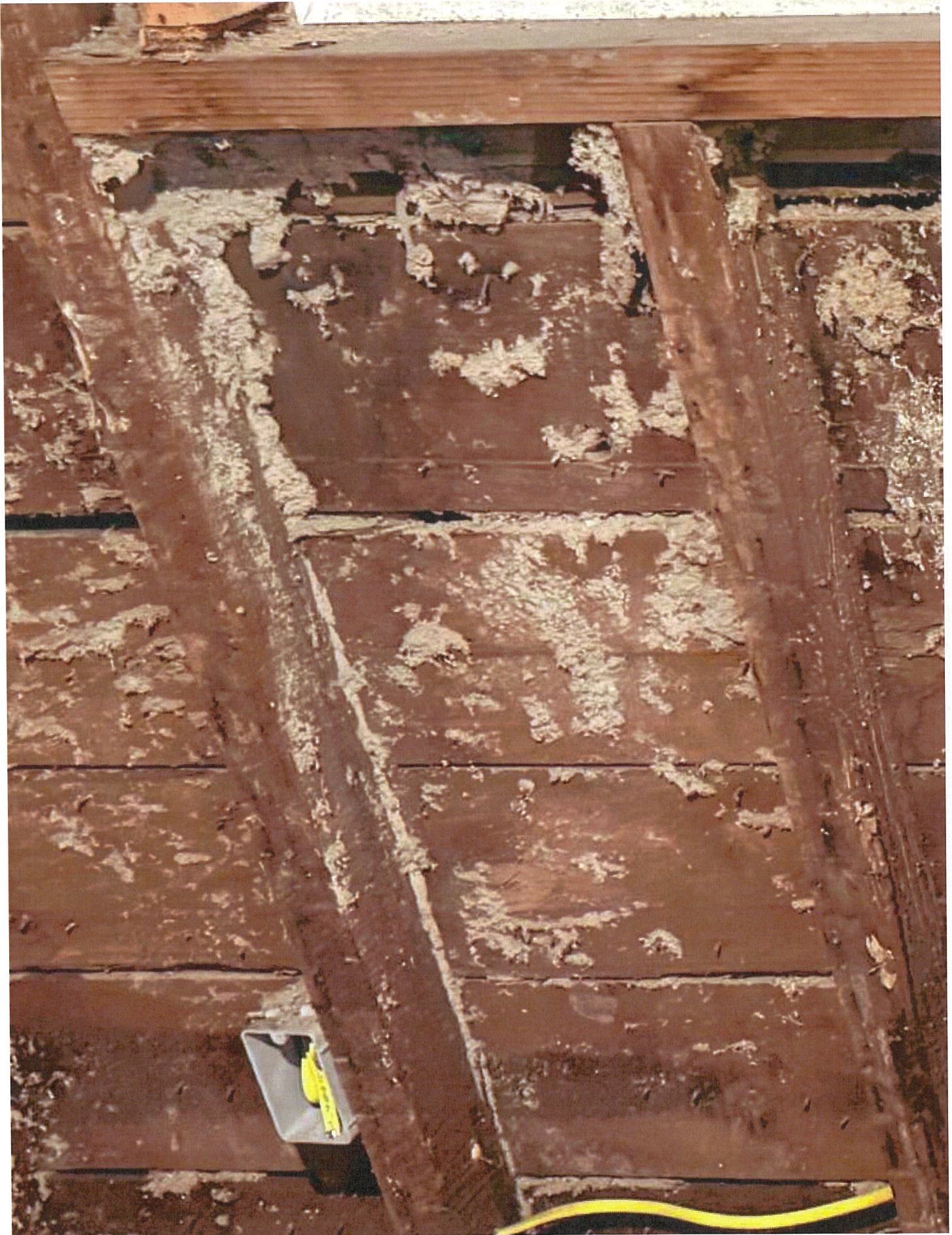
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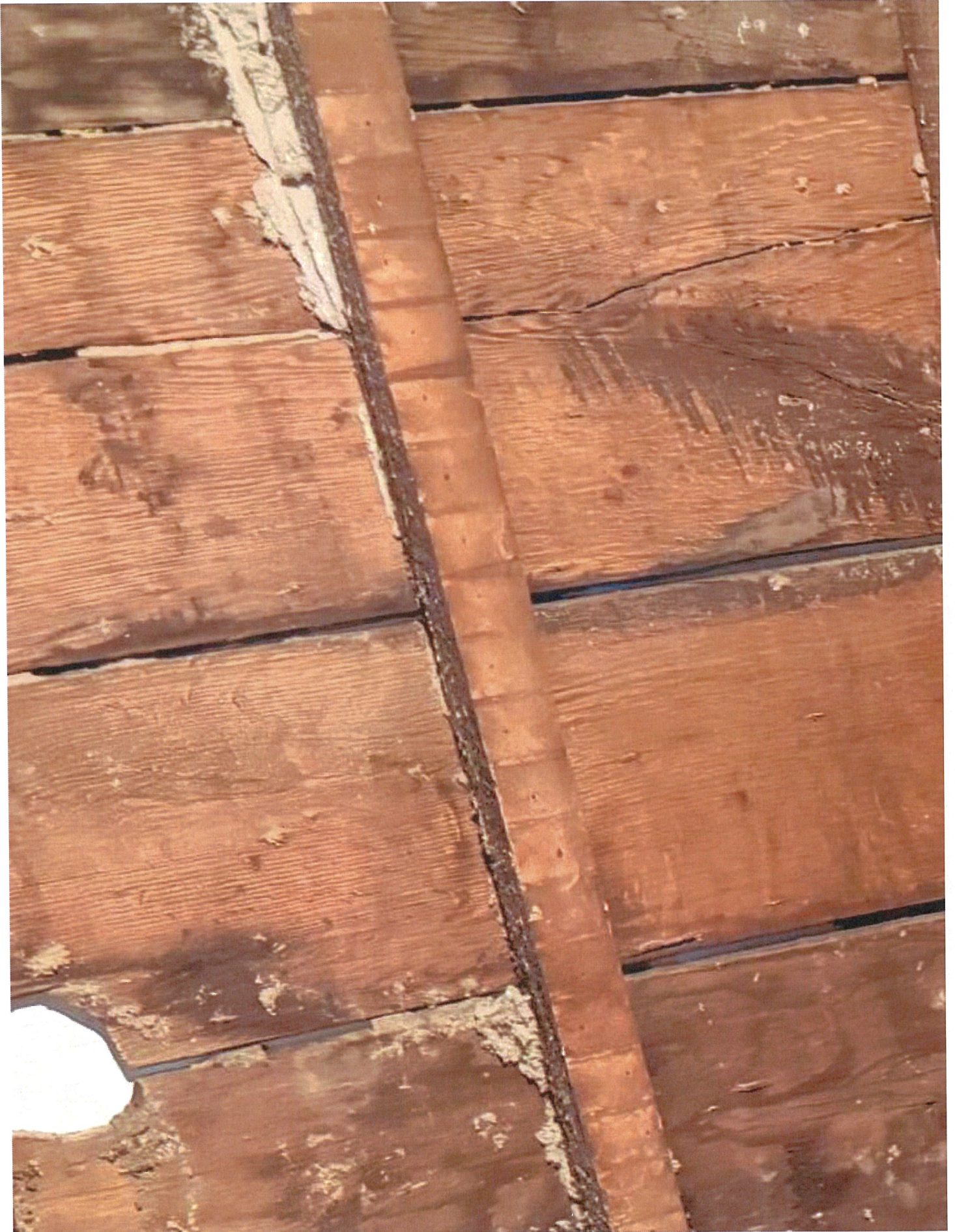
**From:** CEO OGLETREE <omslc2024@icloud.com>  
**Sent:** Saturday, December 13, 2025 12:49 AM  
**To:** Arocho, Andres <Andres\_Arocho@cityoflorain.org>  
**Subject:** 1113 w 10th Progress

External sender <omslc2024@icloud.com>

Make sure you trust this sender before taking any actions.

Rough electrical almost complete should be done sometime next week / Meeting with HVAC guy next week as well





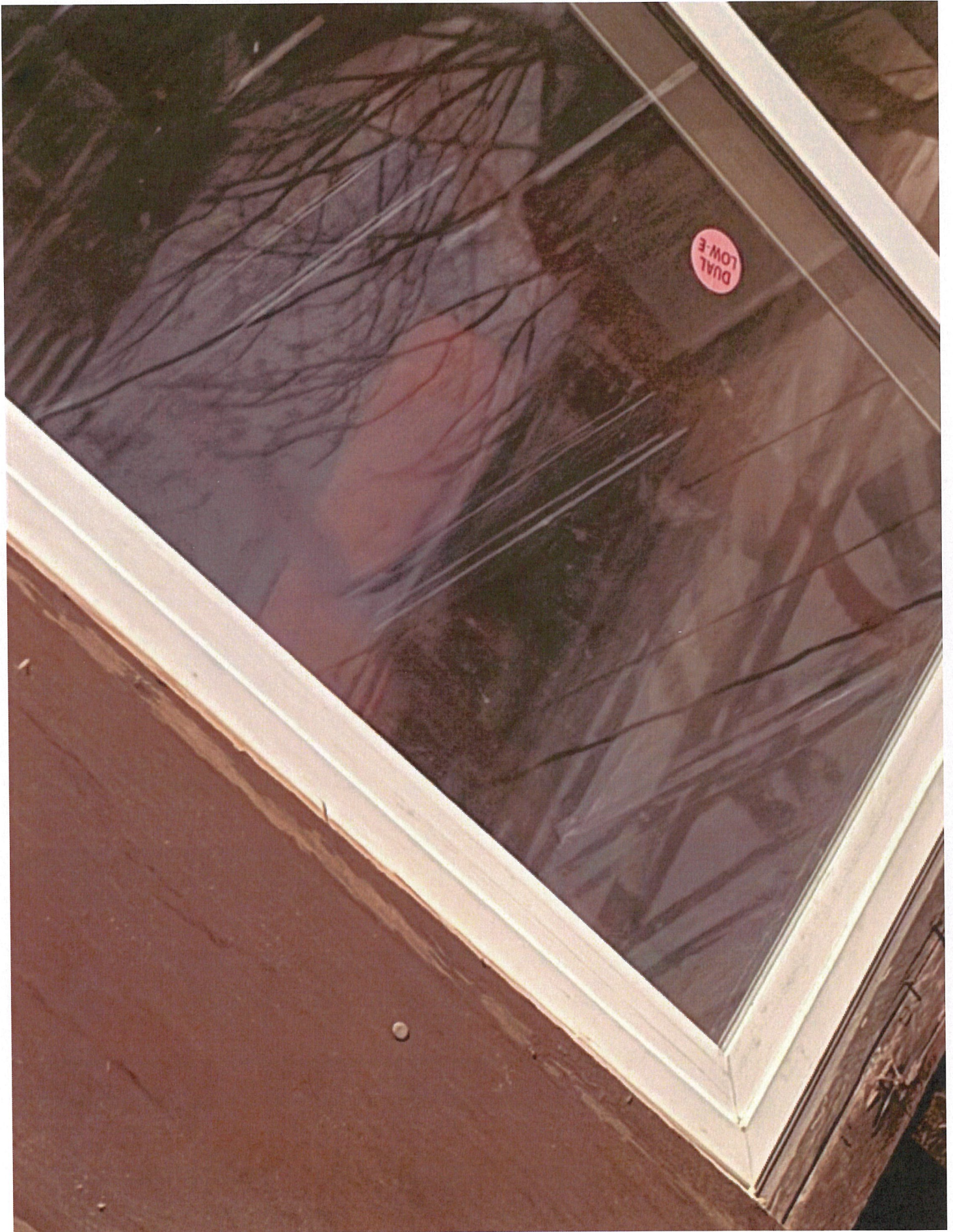
















Sent from my iPhone

**Demolition Board of Appeals**

**Meeting Date:** 12/18/2025

---

**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
46-2024	02-01-003-175-007	615 W 23rd St.	Silas Buchs	\$0.00

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**Demolition Board of Appeals**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
15-2025	02-01-005-109-025	544 Reid Ave & 546 Reid Ave	Diara Moody	\$2,808.64

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**Demolition Board of Appeals**

7.

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
14-2025	03-00-088-101-020	1769 E 28th St	GALILEAN THEOLOGICAL CENTER CLEVELAND	\$6,649.71

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**Demolition Board of Appeals**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$0.00

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**Demolition Board of Appeals**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
23-2025	03-00-081-113-011	3326 Camden Ave	William Lundberg	\$0.00

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**Demolition Board of Appeals**

**Meeting Date:** 12/18/2025

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**Case**

<b>Case #</b>	<b>PPN #</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
19-2021	02-01-004-101-033	573-577 Broadway Ave	Eagles Revitalization LLC	\$8,479.81

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