

**ZONING BOARD OF APPEALS
MINUTES**

DATE: November 5th, 2025

TIME: 9:00 a.m.

PLACE: Council Chambers

Attendance:

Chairman: Rey Carrion Board Members: Henry Patterson, Ken Kramer, Brandon Wysocki, Shawn Lloyd

A Quorum was established

The meeting was called to order on November 5th, 2025 by Rey Carrion.

Minutes:

A motion was made by Ken Kramer to approve minutes from the Zoning Board of Appeals Meeting that was held on October 1st, 2025. The motion was supported by Brandon Wysocki.

5 in favor/ 0 opposed

Matters of Consideration:

*****Agenda items B.A. 29-2025, B.A. 30-2025, B.A. 31-2025, B.A. 32-2025, B.A. 33-2025, B.A. 34-2025 are requesting the same variance for different parcels. They will all be discussed together, and voted on separately. *****

B.A. 29-2025, Submission for the Zoning Board of Appeals review and consideration, a variance of seven (7) feet from the required width of twenty-two feet for single-family dwellings in an R-3, High Density Residential district. Section 1141.32 Requirements for single-family dwellings outside of a manufactured home community at, 3724 & 3726 Dallas Ave. Travis Carrie (agent) Your Grand Estates, applicant.

Travis Carrie, the applicant, spoke in regard to this matter.

Beth Henley spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

Matt Kusznir, Director of Building, Housing, and Planning for The City of Lorain, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

A motion was made by Brandon Wysocki to approve B.A. #29-2025 as requested and was supported by Ken Kramer.

4 in favor/ 1 opposed

B.A. 30-2025, Submission for the Zoning Board of Appeals review and consideration, a variance of seven (7) feet from the required width of twenty-two feet for single-family dwellings in an R-3, High Density Residential district. Section 1141.32 Requirements for single-family dwellings outside of a manufactured home community at, 3732 & 3734 Dallas Ave. Travis Carrie (agent) Your Grand Estates, applicant.

A motion was made by Brandon Wysocki to approve B.A. #30-2025 as requested and was supported by Ken Kramer.

4 in favor/ 1 opposed

B.A. 31-2025, Submission for the Zoning Board of Appeals review and consideration, a variance of seven (7) feet from the required width of twenty-two feet for single-family dwellings in an R-3, High Density Residential district. Section 1141.32 Requirements for single-family dwellings outside of a manufactured home community at, 3736 & 3738 Dallas Ave. Travis Carrie (agent) Your Grand Estates, applicant.

A motion was made by Ken Kramer to approve B.A. #31-2025 as requested and was supported by Brandon Wysocki.

4 in favor/ 1 opposed

B.A. 32-2025, Submission for the Zoning Board of Appeals review and consideration, a variance of seven (7) feet from the required width of twenty-two feet for single-family dwellings in an R-3, High Density Residential district. Section 1141.32 Requirements for single-family dwellings outside of a manufactured home community at, 3740 & 3742 Dallas Ave. Travis Carrie (agent) Your Grand Estates, applicant.

A motion was made by Brandon Wysocki to approve B.A. #32-2025 as requested and was supported by Ken Kramer.

4 in favor/ 1 opposed

B.A. 33-2025, Submission for the Zoning Board of Appeals review and consideration, a variance of seven (7) feet from the required width of twenty-two feet for single-family dwellings in an R-3, High Density Residential district. Section 1141.32 Requirements for single-family dwellings outside of a manufactured home community at, 3744 & 3746 Dallas Ave. Travis Carrie (agent) Your Grand Estates, applicant.

A motion was made by Ken Kramer to approve B.A. #33-2025 as requested and was supported by Brandon Wysocki.

4 in favor/ 1 opposed

B.A. 34-2025, Submission for the Zoning Board of Appeals review and consideration, a variance of seven (7) feet from the required width of twenty-two feet for single-family dwellings in an R-3, High Density Residential district. Section 1141.32 Requirements for single-family dwellings outside of a manufactured home community at, 3748 & 3750 Dallas Ave. Travis Carrie (agent) Your Grand Estates, applicant.

A motion was made by Brandon Wysocki to approve B.A. #34-2025 as requested and was supported by Ken Kramer.

4 in favor/ 1 opposed

B.A. 35-2025, Submission for the Zoning Board of Appeals review and consideration, a variance to allow a fence past the front building line in a B-2, General Commercial district. Section 1141.08(f) Fences and Walls at, 713 W 5th St. Michelle Brooks, applicant.

Michelle Brooks, the applicant, spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

A motion was made by Henry Patterson to approve B.A. #35-2025 as requested and was supported by Ken Kramer.

5 in favor/ 0 opposed

B.A. 36-2025, Submission for the Zoning Board of Appeals review and consideration, a variance to allow playground equipment in the front yard in a R-3, High Density Residential district. Section 1141.28(c)(2) Accessory Buildings and Uses at, 3575 Elyria Ave. Jill Psota (agent) Lorain County Safe Harbor, applicant.

Jill Psota, the applicant, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

A motion was made by Rey Carrion to approve B.A. #36-2025 as requested and was supported by Henry Patterson.

4 in favor/ 0 opposed/ 1 abstain

B.A. 37-2025 Submission for the Zoning Board of Appeals review and consideration, a variance from the Conditional Use Permit requirements in Section 1143.07(h) including, vehicular and maneuverability circulation, driveway access, a permanent principal building, and storage and display areas on unpaved areas of the property in a B-2 General Commercial district. Section 1143.07(h) Outdoor Display and Storage of Retail and Service Establishments at, 4953 W Erie Ave. Parma Park Properties, owner and Jacob Zook, applicant.

Jacob Zook, the applicant, spoke in regard to the matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

Don Zaleski, from The City of Lorain Law Department, spoke in regard to this matter.

A motion was made by Brandon Wysocki to hold B.A. #36-2025 in abeyance with the condition that there will be an extension on the cease and desist order, and was supported by Shawn Lloyd.

Miscellaneous Concerns:

Correspondence from Ryan M. Gambala, Esq., on behalf of Tracy Homenik, regarding Zoning Board of Appeal applications, B.A. 26-2025 720 Hamilton Ave, B.A. 27-2025 740 Hamilton Ave, and B.A. 28-2025 754 Hamilton Ave.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, read the correspondence from Ryan M. Gambala, Esq., into the record.

Adjournment:

The meeting was adjourned without objection.



Evelisse Atkinson, Planning and Zoning Administrator



Rey Carrion, Chairman

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Recorded by: Megan Warrens

Accepted:

****A full recording of this meeting can be found at www.cityoflorain.org.**

