



The City of Lorain, Ohio
Division of Buildings
Rey Carrion, Safety/Service Director

DATE: December 3, 2025

TIME: 9:00 A.M.

PLACE: Council Chambers

PLANNING COMMISSION AGENDA

ROLL CALL:

DISPOSITION OF MINUTES:

November Planning Minutes

MATTERS FOR CONSIDERATION:

C.U.P. 10-2025 (previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 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.

Z.C.A. 03-2025 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

Submission for Planning Commission's review and consideration, a proposed subdivision at 02-02-028-105-001.

MISCELLANEOUS CONCERNS:

Submission for Planning Commission's review and consideration, a proposed subdivision at 02-02-028-105-001.

ADJOURNMENT

EVELISSE ATKINSON, PLANNING & ZONING ADMINISTRATOR

IF APPLICANT UNABLE TO ATTEND, PLEASE CALL (440) 204-2034

Lorain City Hall, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052
Phone: 440-204-2045 / Fax: 440-204-2540



CITY OF LORAIN

Planning Commission

3. a.

Meeting Date: 12/03/2025

Subject:

November Planning Minutes

Attachments

November Planning Minutes

Planning Commission Minutes

DATE: November 5th, 2025

TIME: 9:00 a.m.

PLACE: Council Chambers

Attendance:

Chairman: Mayor Jack Bradley **Board Members:** Henry Patterson Ken Kramer, Brandon Wysocki, Rey Carrion

A Quorum was established

The meeting was called to order on November 5th, 2025 by Chairman Mayor Jack Bradley.

Minutes:

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

5 in favor/ 0 opposed

Matters of Consideration:

C.U.P. 07-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for outdoor storage related to a principal use (Auto repossession company) in an I-1 Light Industrial district. Section 1127.02 Schedule of Allowed Uses and 1143.08(a) Outdoor Storage Related to Principal Industrial Uses at, 1039 Bridge Dr. Shady Lahoud, owner and S&B Storage LLC, applicant.

Shady Lahoud, the applicant, spoke in regard to this matter.

Brian Lahoud spoke in regard to this matter.

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

A motion was made by Brandon Wysocki to approve C.U.P 07-2025 as requested and was supported by Rey Carrion.

4 in favor/ 0 opposed

C.U.P. 08-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit to operate a diesel truck repair shop in a I-1 Light Industrial district. Section and Table 1127.02 Schedule of Allowed Uses and 1143.07(l) Vehicle Repair, Major at, 915 Colorado Ave. Jaime Pickens, applicant.

Gary Fischer, on behalf of the applicant, spoke in regard to this matter.

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

A motion was made by Ken Kramer to approve C.U.P. 08-2025 as requested and was supported by Brandon Wysocki.

4 in favor/ 0 opposed/ 1 abstain

C.U.P. 09-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for outdoor storage related to a principal use (PVC pipe company) in an I-1 Light Industrial district. Section 1127.02 Schedule of Allowed Uses and 1143.08(a) Outdoor Storage Related to Principal Industrial Uses at, 5900 Baumhart Rd. Donel Sprenger, applicant.

Nicole Sprenger, on behalf of the applicant, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, 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 Brandon Wysocki to approve C.U.P 09-2025 as requested and was supported by Henry Patterson.

5 in favor/ 0 opposed

C.U.P. 10-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 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, spoke in regard to this matter.

A motion was made by Brandon Wysocki to hold C.U.P 10-2025 in abeyance and was supported by Ken Kramer.

5 in favor/ 0 opposed

F.D.P. 05-2025, Submission for Planning Commission's review and consideration, the Final Development Plan for Broadway Commons, a multi-family residential development in a MU Mixed-Use district, Chapter 1129.02 Schedule of Allowed Uses and Chapter 1145- Site Development Plans located at, 2119 Broadway. Hiti, DiFrancesco and Siebold, Inc, agent, CHN Housing Partners and Emerald Development Economic Network (EDEN), applicant.

Brian Grambort, the applicant, spoke in regard to this matter.

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

A motion was made by Brandon Wysocki to approve F.D.P 05-2025 as requested and was supported by Rey Carrion.

5 in favor/ 0 opposed

L.S. 03-2025, Submission for Planning Commission's review and consideration, a lot split in a B-1 Neighborhood Commercial district. Section 1125.03 Dimensional Requirements at, 05-00-001-000-299 have been met. Sandra L Bitar, owner, Michael Johnson (agent), on behalf of the applicant, Thorson, Baker, & Associates.

Nick Provenza, on behalf of the applicant, spoke in regard to this matter.

Jessica Potter, from the City of Lorain Engineering Department, spoke in regard to this matter.

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

A motion was made by Ken Kramer to approve L.S. 03-2025 as requested and was supported by Brandon Wysocki.

5 in favor/ 0 opposed

Adjournment:

The meeting was adjourned without objection.

Evelisse Atkinson, Planning and Zoning Administrator

Mayor Jack Bradley, Chairman

Recorded by: Megan Warrens

Accepted:

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



CITY OF LORAIN

Planning Commission

4. a.

Meeting Date: 12/03/2025

Subject:

C.U.P. 10-2025 (previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 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.

Attachments

CUP 10-2025

CUP 10-2025 Recommendation Letter

Atkinson, Evelisse

From: Jacob Zook <jacobzook241@gmail.com>
Sent: Saturday, November 15, 2025 3:33 PM
To: Atkinson, Evelisse
Subject: Cup letter

External sender <jacobzook241@gmail.com>

Make sure you trust this sender before taking any actions.

Sent from my iPhone dear board and whoever this may concern. We are ask for a conditional use permit for 4953 w Erie ave Lorain Ohio

We are asking for permission to use this property to sell sheds and trailers on it as an open air business below you will find how we plan to be in compliance with the codes and on the ones we can not be on compliance you will see where we are asking for a variance on thank you for your attention to this matter it is very much appreciated. 1143.07(h)

(h) Outdoor Display and Storage for Retail and Service Establishments.

(1) The outdoor storage and display area shall be arranged to provide safe pedestrian and vehicular circulation and safe emergency access. Maneuvering aisles shall be kept free of all obstruction.

We will be keeping all the maneuvering aisles clear of and sheds or trailers

(2) A drive shall be provided, graded, paved, and maintained from the street to the rear of the property, to permit free access of emergency service vehicles and firefighting equipment at any time.

We will be putting up one way signs as well as enter and exit signs

(3) The sale or outdoor display of merchandise shall not be permitted within the required setback areas.

We will be keeping the merchandise 50 ft from the rear and 50 ft from the sides and 30 ft from the front to stay in accordance to the code

(4) Outdoor storage and display areas located on parking lots shall not reduce the available parking spaces to fewer than those required by Section 1149.03 for the principal use.

We are asking for a variance to be allowed five parking spots code asks for 174 for an open air business we feel five is sufficient.

(5) No outdoor display area or parking serving an outdoor display area shall be located within fifty (50) feet of any residential district boundary line.

We will be staying fifty ft of each side 50 ft of the rear and 30 ft from the road on the property to stay in accordance to the codes

(6) The storage of soil, sand, mulch, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties. The outdoor storage of fertilizers, pesticides, and other hazardous materials, unless packaged in approved containers, is [prohibited.na](#)

(7) All outdoor display and sales areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water.

The lot is 2 acres only 1/2 acre roughly is paved we are asking that the board would grant a variance on this as we will not be changing the grading on this and property owner is not willing to pave the rest of the lot.

(8) All loading and truck maneuvering shall be accommodated on-site. Maneuvering in the public right-of-way is prohibited.

We would unload on the lot and always stay clear of the road.

(9) Lighting for security purposes may be required, as determined by the planning commission. All lighting shall be shielded from adjacent residential districts and uses.

We currently do not have security lighting

(10) Permanent outdoor storage areas shall be attached to and be considered part of the principal building relative to all setback requirements. The storage area shall be fenced with a fence or wall at least six (6), but no more than eight (8), feet in height.

We are running an open air business.

There is a chain link fence on the rear on the right side and part way on the left side.

(11) The Planning Commission may require a sight-obscuring screen that meets maximum fence height requirements for the zoning district around any storage or display area. Stored materials and stockpiles shall not be piled or stacked higher than the height of the obscuring screen.

Currently do not have a netting or anything blocking the view

Jacob Zook

Owner

Address

277 Arbuckle road

Gallipolis, Ohio

45631

Jacobzook241@icloud.com

(330) 432-8347

Dear Committee of Lorain Ohio,

I am writing to submit an application for the conditional use permits to place trailers and sheds at 4953 west Erie Avenue Lorain, Ohio. This letter is to formally request permit number 1143.07 in section H.

The trailers will be wooden deck trailers, and there also will be used and new sheds on the address mentioned before and there will be parking available near the office as shown on the plan attached. I would like to start building and start the date as soon as we are able to.

I have attached all necessary forms and documentation, including the site plan, for your review.

Please let me know if any additional information or documentation is required from my end to proceed with the review and approval process. You can reach me at any address mentioned above.

Thank you for your time.

Sincerely,

Jacob Zook the Owner.

Atkinson, Evelisse

From: Jacob Zook <jacobzook241@gmail.com>
Sent: Friday, October 17, 2025 2:40 PM
To: Atkinson, Evelisse
Subject: Fwd: Cup cover letter

Warning: Unusual sender <jacobzook241@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Sent from my iPhone

Begin forwarded message:

From: Jacob Zook <jacobzook241@gmail.com>
Date: October 16, 2025 at 8:41:10 PM EDT
To: Evelisse_Atkinson@cityoflorian.org
Subject: Cup cover letter

Sent from my iPhone 1143.07(h)

(h) Outdoor Display and Storage for Retail and Service Establishments.

(1) The outdoor storage and display area shall be arranged to provide safe pedestrian and vehicular circulation and safe emergency access. Maneuvering aisles shall be kept free of all obstruction.

Sheds and trailers would be parked and set up in a way to where emergency services could get thro will be asking for a variance on this as the drive way does not go all the way to the rear of the lot

(2) A drive shall be provided, graded, paved, and maintained from the street to the rear of the property, to permit free access of emergency service vehicles and firefighting equipment at any time.

The driveway will be clear at all times of sheds and trailers

Will be asking the committee for a variance on this as it is barely wide enough to meet the code

(3) The sale or outdoor display of merchandise shall not be permitted within the required setback areas.

Sheds and trailers will be will be kept 50 ft of the rear

50 ft of the left side of the fence 35 ft of the front 10 ft of the right side

(4) Outdoor storage and display areas located on parking lots shall not reduce the available parking spaces to fewer than those required by Section 1149.03 for the principal use.

Sheds and trailers will be kept away from driveway and parking areas so as to not interfere with parking and driveway

(5) No outdoor display area or parking serving an outdoor display area shall be located within fifty (50) feet of any residential district boundary line. Sheds and trailers will be kept fifty feet from the left side of the the lot and the rear at all

(6) The storage of soil, sand, mulch, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties. The outdoor storage of fertilizers, pesticides, and other hazardous materials, unless packaged in approved containers, is prohibited.

Na

(7) All outdoor display and sales areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water.

Will be asking for a variance being as we are asking for permission to put sheds and trailers on the grass

(8) All loading and truck maneuvering shall be accommodated on-site. Maneuvering in the public right-of-way is prohibited.

Drivers with the trailers and sheds would pull in onto the pavement of the lot to unload

(9) Lighting for security purposes may be required, as determined by the planning commission. All lighting shall be shielded from adjacent residential districts and uses. Asking the committee's recommendations on this matter

(10) Permanent outdoor storage areas shall be attached to and be considered part of the principal building relative to all setback requirements. The storage area shall be fenced with a fence or wall at least six (6), but no more than eight (8), feet in height.

Will be asking for variance on this being as there will not be a permanent office will be using display sheds as the office so the office will change quite a bit

(11) The Planning Commission may require a sight-obscuring screen that meets maximum fence height requirements for the zoning district around any storage or display area. Stored materials and stockpiles shall not be piled or stacked higher than the height of the obscuring screen.

Currently have chainlink fence on the rear and sides of the lot



3

284.86

260.03

1.98

1080.76

0203001108030

284.86

140.50

284.86

325

6

9

185.61

9:20



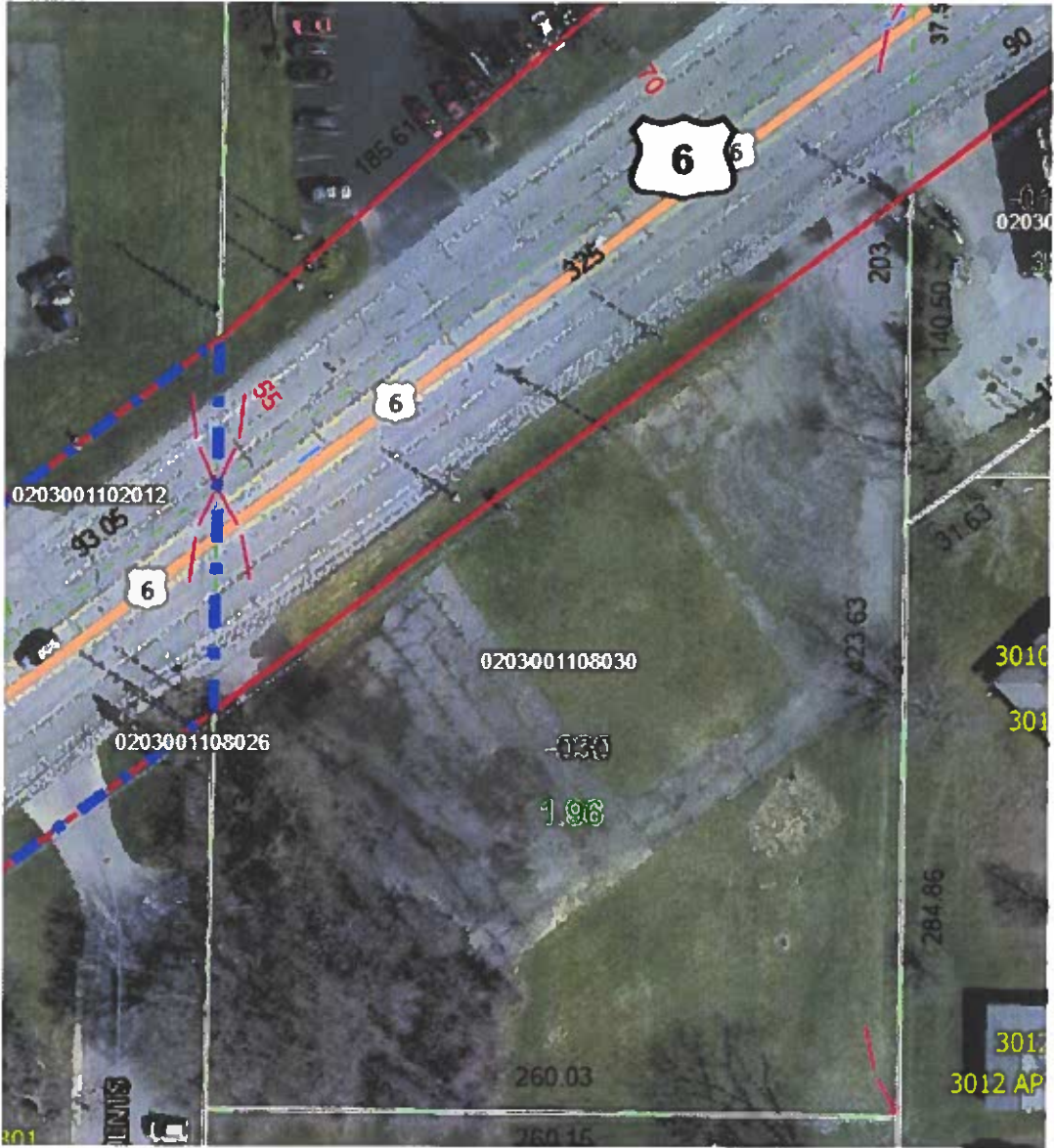
WERIE AVE

55°
AOL 2+

Search Maps



JZ



(Left Side)

West Lake Garden Assoc

~~PARMA properties, LLC~~

500 Werie Ave apt 101
Loriano OH 44053

~~WERIE Ave Loriano OH
44053~~

(behind) LRLB LLC

4875 Werie Ave Loriano OH
44053

(behind) Booker + Washington LP
3002 Fulmer Rd Loriano OH

(Right Side) Portage Banc LLC
4851 Werie Ave Loriano OH
44053

~~4875 Werie Ave Loriano OH 44053~~
~~4875 Werie Ave Loriano OH 44053~~
(across the street) Desu, Mukesh

(across the street) 4876 Werie Ave Loriano OH
44053

Raylene Properties
4952 Werie Ave Loriano OH 44053

COMMERCIAL LEASE AGREEMENT

I. **THE PARTIES.** This Commercial Lease Agreement ("Agreement") made on April 5th, 2025 by and between:

Landlord: Parma Park Properties, LLC, with a mailing address of 4953 W. Erie Ave (US6), Lorain, OH. ("Landlord") who agrees to lease the Premises to:
C/O Muscle Trailer World, LLC OH# 5093251 Fed.# 93-2890457
Driver Lic# UV586527
Tenant: Daniel S. Swaney with a mailing address of 13225 State Route 39, Big Prairie, Oh. 44611 ("Tenant"), who agrees to rent the Premises under the following terms:

Collectively the Landlord and Tenant shall be known as the "Parties."

II. **DESCRIPTION OF LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 4953 W. Erie Ave, (US6), Lorain, Oh.
Square Feet: 45000 SF (over 2 Acres of Vacant Commercial Land) Approx.
Type of Space: General Business (retail) Office, industrial, etc.)
Other Description: Over 2 acres of Vacant Commercial Land on U.S 6. (approximately)

Hereinafter known as the "Premises."

III. **USE OF LEASED PREMISES.** The Tenant agrees to use the Premises for:
(check one)

- All purposes legal under law.

- Only the following purposes: _____
Any change in the above-mentioned purposes of the Premises shall only be permitted upon the Landlord's prior written consent.

IV. **TERM OF LEASE.** The term of this Agreement shall be for a period of 2 years commencing on April 1st, 2025 and expiring at midnight on April 1st, 2027 ("Initial Term").

V. **SECURITY DEPOSIT.** The Tenant is: (check one)

- Not Required to Pay a Deposit. There shall be no deposit required for the successful performance of this Agreement by the Tenant ("Security Deposit").

- Required to Pay a Deposit. The Tenant is required to pay \$ 2,675⁰⁰ and shall be due and payable in advance of the

Atkinson, Evelisse

From: Jacob Zook <jacobzook241@gmail.com>
Sent: Thursday, October 16, 2025 5:16 PM
To: Atkinson, Evelisse
Subject: Fwd: 4953 W. Erie Ave., Lorain, OH
Attachments: 76556036480_1A3D906E-CFAA-4472-84E4-A8FAC364967D.heic

Warning: Unusual sender <jacobzook241@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Sent from my iPhone

Begin forwarded message:

From: Jacob Zook <jacobzook241@gmail.com>
Date: October 16, 2025 at 4:25:53 PM EDT
To: Evelisse_Atkinson@cityoflorain.org
Subject: Fwd: 4953 W. Erie Ave., Lorain, OH

----- Forwarded message -----

From: Daniel Swarey <muscletrailerworld@gmail.com>
Date: Thu, Oct 16, 2025 at 4:23 PM
Subject: Fwd: 4953 W. Erie Ave., Lorain, OH
To: <jacobzook241@gmail.com>

----- Forwarded message -----

From: George Kafantaris <georgekafantaris0524@gmail.com>
Date: Thu, Oct 16, 2025 at 16:21
Subject: 4953 W. Erie Ave., Lorain, OH
To: <Muscletrailerworld@gmail.com>

To whom it may concern: My name is George Kafantaris, owner of Parma Park properties LLC, in which we are the legal owners of 4953 W. Erie Ave., Lorain, OH, as stated on the county deed records. We currently have a legal binding lease agreement with Daniel S. Swarey, owner of muscle trailer world. LLC, on the above mentioned property. Furthermore, we hereby give permission to Jacob Zook, who is an affiliate of Daniel S. Swarey and muscle trailer world LLC, to pull all the proper permits, as needed, related to

the above mentioned property address. If you have any further questions, please feel free to give me a call at 216-970-6714. Thank you for your time in this matter. Sincerely, and respectfully, George Kafantaris, managing member of Parma Park properties LLC.



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

November 24, 2025

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: C.U.P. 10-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 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. **My responses are below in bold.**

Requirements for Conditional Use Permit 1143.07(h) Outdoor Display and Storage for Retail and Service Establishments:

(h) Outdoor Display and Storage for Retail and Service Establishments.

(1) The outdoor storage and display area shall be arranged to provide safe pedestrian and vehicular circulation and safe emergency access. Maneuvering aisles shall be kept free of all obstruction. **In compliance.**

(2) A drive shall be provided, graded, paved, and maintained from the street to the rear of the property, to permit free access of emergency service vehicles and firefighting equipment at any time. **Not in compliance. See variance application BA 37-2025.**

(3) The sale or outdoor display of merchandise shall not be permitted within the required setback areas. **Merchandise will be relocated. See site plan and cover letter.**

(4) Outdoor storage and display areas located on parking lots shall not reduce the available parking spaces to fewer than those required by Section 1149.03 for the principal use. **Not in compliance. See variance application BA 37-2025.**

(5) No outdoor display area or parking serving an outdoor display area shall be located within fifty (50) feet of any residential district boundary line. **In compliance**

(6) The storage of soil, sand, mulch, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties. The outdoor storage of fertilizers, pesticides, and other hazardous materials, unless packaged in approved containers, is prohibited. **In compliance.**

(7) All outdoor display and sales areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water. **Not in compliance. See variance application BA 37-2025.**

(8) All loading and truck maneuvering shall be accommodated on-site. Maneuvering in the public right-of-way is prohibited. **In compliance**

(9) Lighting for security purposes may be required, as determined by the planning commission. All lighting shall be shielded from adjacent residential districts and uses.

(10) Permanent outdoor storage areas shall be attached to and be considered part of the principal building relative to all setback requirements. The storage area shall be fenced with a fence or wall at least six (6), but no more than eight (8), feet in height. **No principal building on the property. All materials meet required setback.**

(11) The Planning Commission may require a sight-obscuring screen that meets maximum fence height requirements for the zoning district around any storage or display area. Stored materials and stockpiles shall not be piled or stacked higher than the height of the obscuring screen.

Respectfully,



Evelisse Atkinson
Planning & Zoning Administrator



CITY OF LORAIN

Planning Commission

4. b.

Meeting Date: 12/03/2025

Subject:

Z.C.A. 03-2025 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraidia Robles, applicant.

Attachments

ZCA 3-2025

ZCA 3-2025 Recommendation Letter



Jack Bradley
Mayor

CITY OF LORAIN

PLANNING COMMISSION

RECEIVED
SEP 10 2025
BY: _____

Z.C.A. 03-2025

ZONING RECLASSIFICATION OF PROPERTY APPLICATION

Application is hereby made to the Lorain City Council, to reclassify the below described property now in a B2 district to a R2 district.

Owner of property Iraida Robles

Address of owner 2973 G. St.

City: Lorain State OH Zip 44052

Phone (business) 440-320-5471 (residential) _____

Address of property to be rezoned 2973 G. St.

Permanent Parcel Number 03-00-047-113-009

The reason(s) for requesting the zoning reclassification is as follows:

we like to use it as a residence

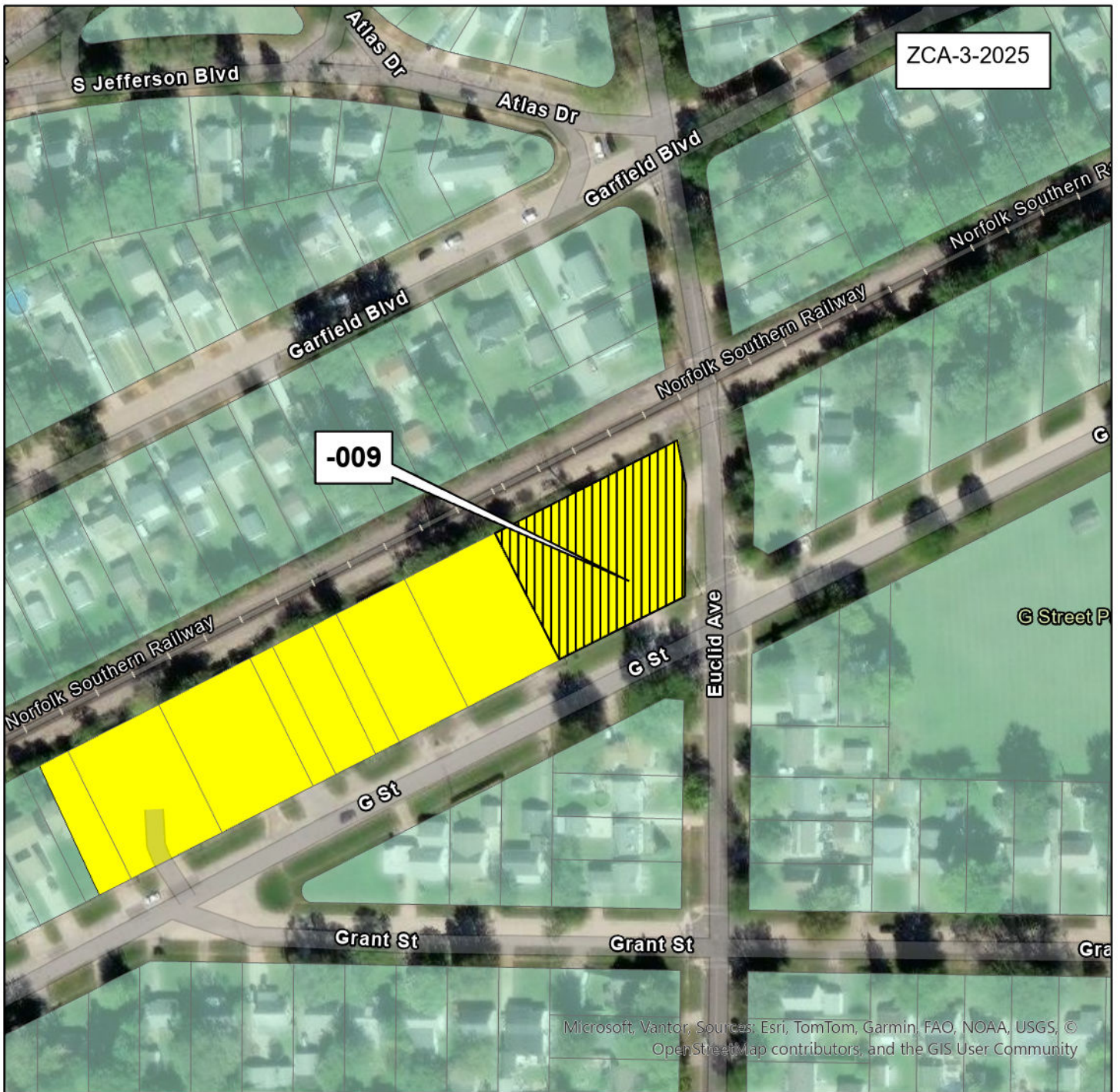
Two separate non-refundable payments made payable to the City of Lorain:

- Five hundred (\$500.00) Building department fee
- Thirty dollar (30.00) Engineering department fee

Irida Robles 9-2-25

Signature of Applicant

Date



PROPOSED ZONE CHANGE TO OUTLINED AREA: B-2 TO R-2



APPROVED
 PUBLIC HEARING
 APPROVED BY COUNCIL
 ORDINANCE NO. _____

DATE _____
 DATE _____
 DATE _____

AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 04-21

August 29, 2025

TO : CITY OF LORAIN
ZONING BOARD OF APPEALS



Dear Sirs and Mesdames :

I wish to change the zoning for my property at 2973 G Street from B-2 to R-2.

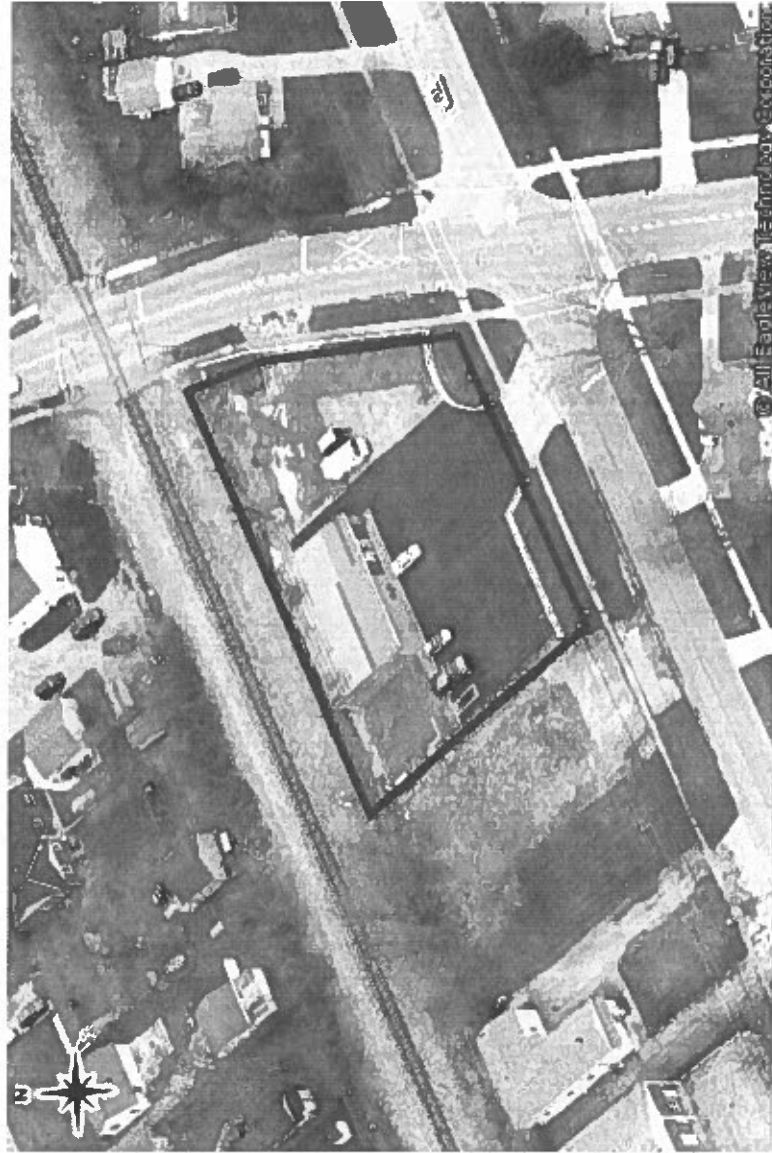
The property was at one time, some years ago, used as a convenience store. Since acquiring it, my husband has completely remodeled the property for use as a residence, where we want to reside. Accordingly, we would like the zoning designation changed from "business," as it is not so utilized anymore.

Thank you.

A handwritten signature in black ink, which appears to read "Irida Robles". The signature is written in a cursive style and is positioned above a horizontal line.

Irida Robles
2973 G Street
Lorain, OH 44052
440-864-8410

2973 G

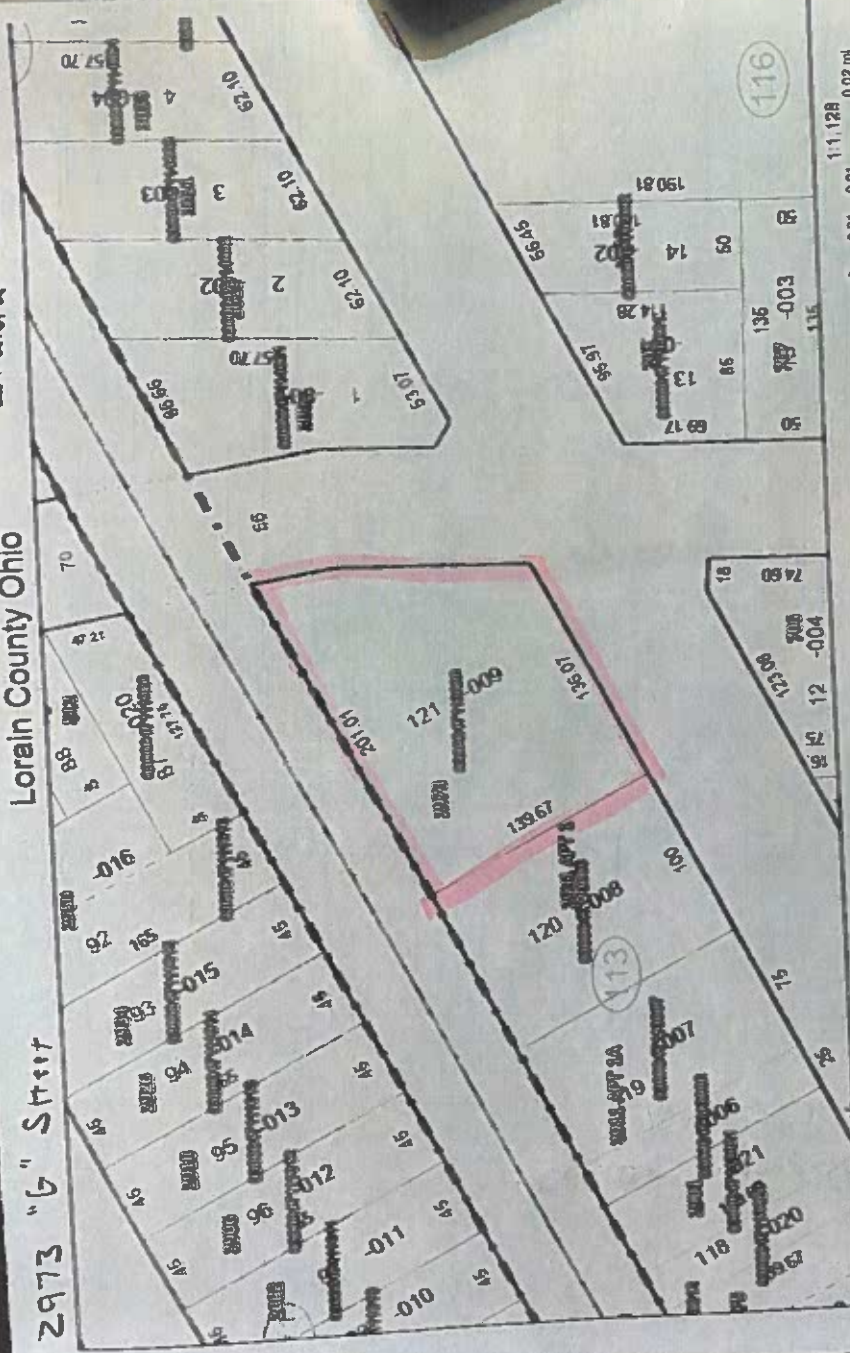


04/04/2025

Iraida Kobler

Lorain County Ohio

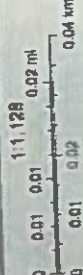
2973 "G" Street



04/2026, 1 52:44 PM

- Parcels
- Address Points
- Railroads
- Subdivisions & Condominiums
- Boundaries
- Rail Right-of-Way

- Dashed Lot Line
- Sublot Line
- Parcel Line
- Right-of-way Dashed Line
- Right-of-way Line
- Right-of-way Parcel Line



EA-CC

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-292
OHIO REV. CODE

SEP 24 2024

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0027430

DEEDS Fee: \$34.00 Page 1 of 2
Recorded: 9/24/2024 at 11:27 AM
Receipt: T20240019739
Lorain County Recorder Mike Doran



RECEIVED
OCT 21 2025
BY: _____

QUIT-CLAIM DEED. Statutory Form (5302.11)

QUIT-CLAIM DEED

I, Abel Robles, married, the Grantor, for valuable consideration paid, grant to my wife, Iraida Robles, the Grantee, whose tax mailing address will be 2973 G Street, Lorain, OH 44052, the following described real property:

Situated in the city of Lorain, county of Lorain and state of Ohio : And known as being Sublot No. 121 in Shaw Allotment of part of Original Sheffield Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15, Page 24 of Lorain County Records, as appears by said plat,, be the same, more or less, but subject to all legal highways

PPN : 03-00-047-113-009

Post Office Address : 2973 G Street, Lorain, OH 44052

Prior Instrument : 2020-0751714, recorded 3/04/2020.

IN WITNESS WHEREOF, I have hereunto set my hand, this 21st day of September, 2024.

COPY

Abel Robles, Grantor

State of Ohio, County of Lorain, SS.

Be it remembered, that on the 21st day of September, 2024 before me, a Notary Public in and for said state and county, personally came the aforementioned Abel Robles and acknowledged he did sign the foregoing instrument as his free and voluntary act and deed.

Legal description reviewed by SB
on 09/23/2024 per ORC Sec. 5713.09

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notary Seal, on the day and year last aforesaid.

SEAL



Michael M. Barkus
NOTARY PUBLIC

Michael M. Barkus
Attorney at Law/Notary Public
My Commission Has No Expiration Date

This instrument prepared by:

Michael M. Barkus, Attorney at Law, Sup. Ct. No. 37436, P.O. Box 1236,
Lorain, Ohio 44055

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

James T. Saylor, *P.E., P.S., Pres.*
Linda S. Rerko, *Sec. & Treas*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033
EMAIL: reitz@reitzeng.com

October 7th, 2025

Description of Sublot No. 121 in the Shaw Allotment

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being all of Sublot No. 121 in the Shaw Allotment, of part of Original Sheffield Township Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15 of Plats, Page 24 of Lorain County Records and bounded and described as follows:

Beginning at a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue, 66 feet wide, at its intersection with the Northwesterly line of "G" Street, 80 feet wide;

Thence S. 62d 20' 00" W., along the Northwesterly line of "G" Street, a distance of 136.07 feet to a 5/8" capped (Reitz Eng) iron pin set at the most Easterly corner of Sublot No. 120 in said Shaw Allotment;

Thence N. 27d 40' 00" W., along the Northeasterly line of said Sublot No. 120, a distance of 139.67 feet to a 5/8" capped (Reitz Eng) iron pin set on the Southeasterly line of the Norfolk Southern Combined Railroad Subsidiaries right-of-way;

Thence N. 62d 20' 00" E., along the Southeasterly line of the Norfolk Southern Railroad Subsidiaries right-of-way, a distance of 201.28 feet to a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue;

Thence S. 10d 06' 00" E., along the Westerly line of Euclid Avenue, a distance of 16.86 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of curvature;

Thence Southerly, along the Westerly curved line of Euclid Avenue, a distance of 47.07 feet on the arc of a circle deflecting to the right, whose central angle is 10d 09' 00", whose radius is 267.00 feet and whose chord bears S. 05d 03' 00" E., a distance of 47.01 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of tangency;

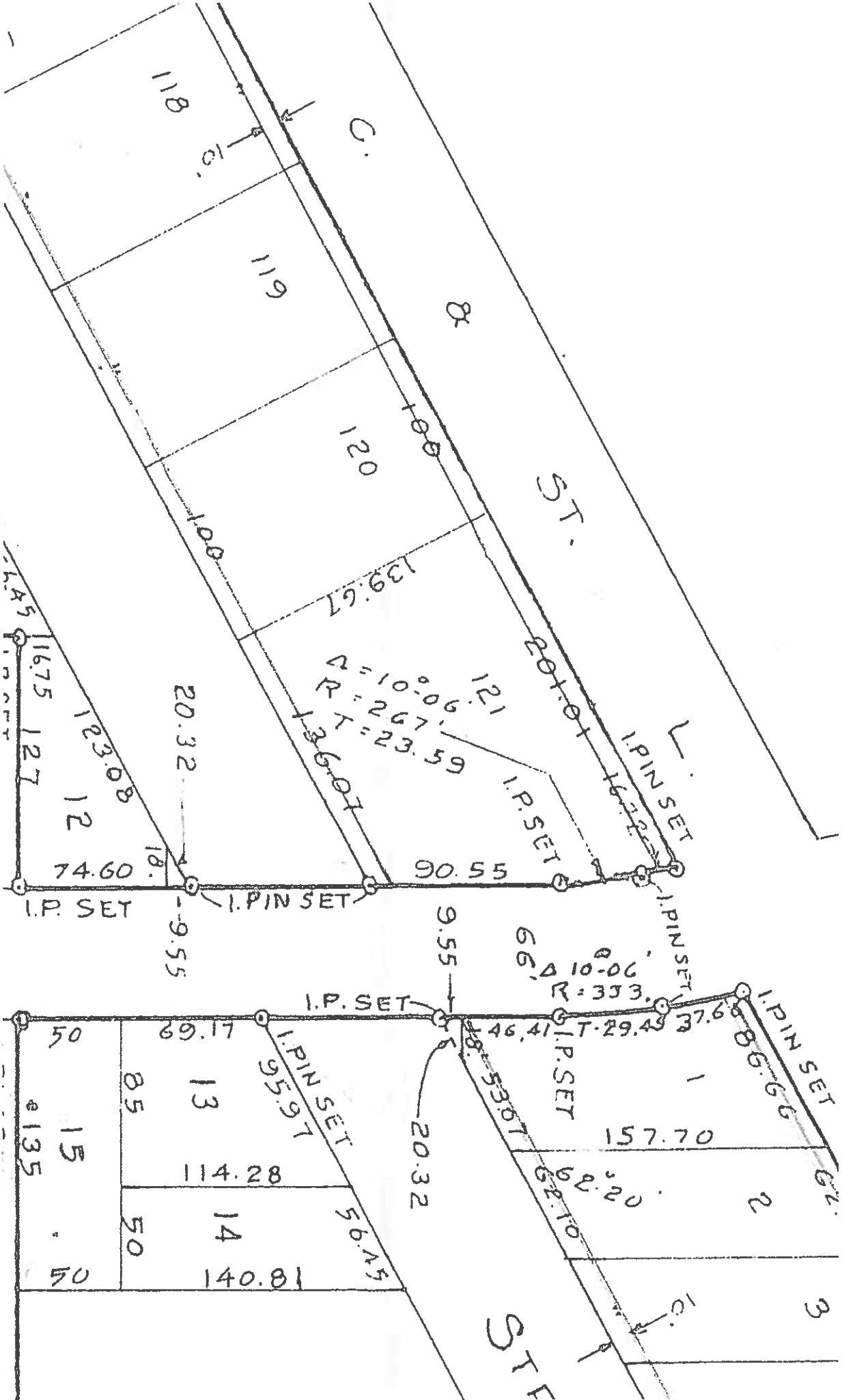
Thence S. 00d 00' 00" W., along the Westerly line of Euclid Avenue, a distance of 90.55 feet to the principal place of beginning, and containing 0.5498 acres (23,948 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, James T. Sayler Registered Surveyor No. S-7425, dated October, 2025, be the same more or less, but subject to all legal highways and easements of record.

All bearings are based on "G" Street having a bearing of N. 62d 20' 00" E., and are used to denote angles only.

Description Prepared On 10/7/25
The Henry G. Reitz Engineering Company

By: 
James T. Sayler, Registered Surveyor #S-7425





ABUTTING PROPERTY OWNERS
2973 "G" STREET, LORAIN

Family & Community Services Inc.
2931 G St., Apt. 2

Mid-City Residential Investors LLC
3001 G St

Leonhard Loria
706 Euclid Avenue

Robert E. & Richard A. Love
703 Euclid Avenue

Euclid Erie Park Subdivision
(No address)

Nous Rentals LLC
2950 Garfield Blvd.

Shawn & Susanne Britvec
2934 Garfield Blvd



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

November 24, 2025

To: Planning Commission
From: Evelisse Atkinson, Planning and Zoning Administrator

Re: Z.C.A. 03-2025 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

Standards when considering a Zoning Map Amendment:

1177.04 STANDARDS

In order to promote the public health, safety, and general welfare of the city against the unrestricted use of property, the Council and Planning Commission may consider the following standards and any other factors relevant to balancing the public interest in making any rezoning decision:

- (a) Is the request in conformance with the City's comprehensive long-range plan?
- (b) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (c) Does the current zoning classification unreasonably restrict the use and enjoyment of the subject property?
- (d) Has a change of conditions occurred in the surrounding area which makes the current zoning of the property unreasonable?
- (e) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (f) Could traffic created by the proposed use or other uses permissible under the proposed zoning district travel through established residential neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (g) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (h) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (i) Will the request have any impact on any present or planned historic site or development in the City?
- (j) Will the action adversely impact adjacent or nearby properties in terms of:
 - (1) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
 - (2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted.

(k) Will the action create development potential of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, resulting in adverse impacts upon existing down-stream drainage problems or potential problems?

(l) Will the action create development opportunities that could create traffic flow beyond the carrying capacity of the current street system?

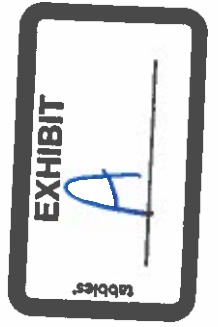
(m) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided economically and therefore would create an actual burden to the public?

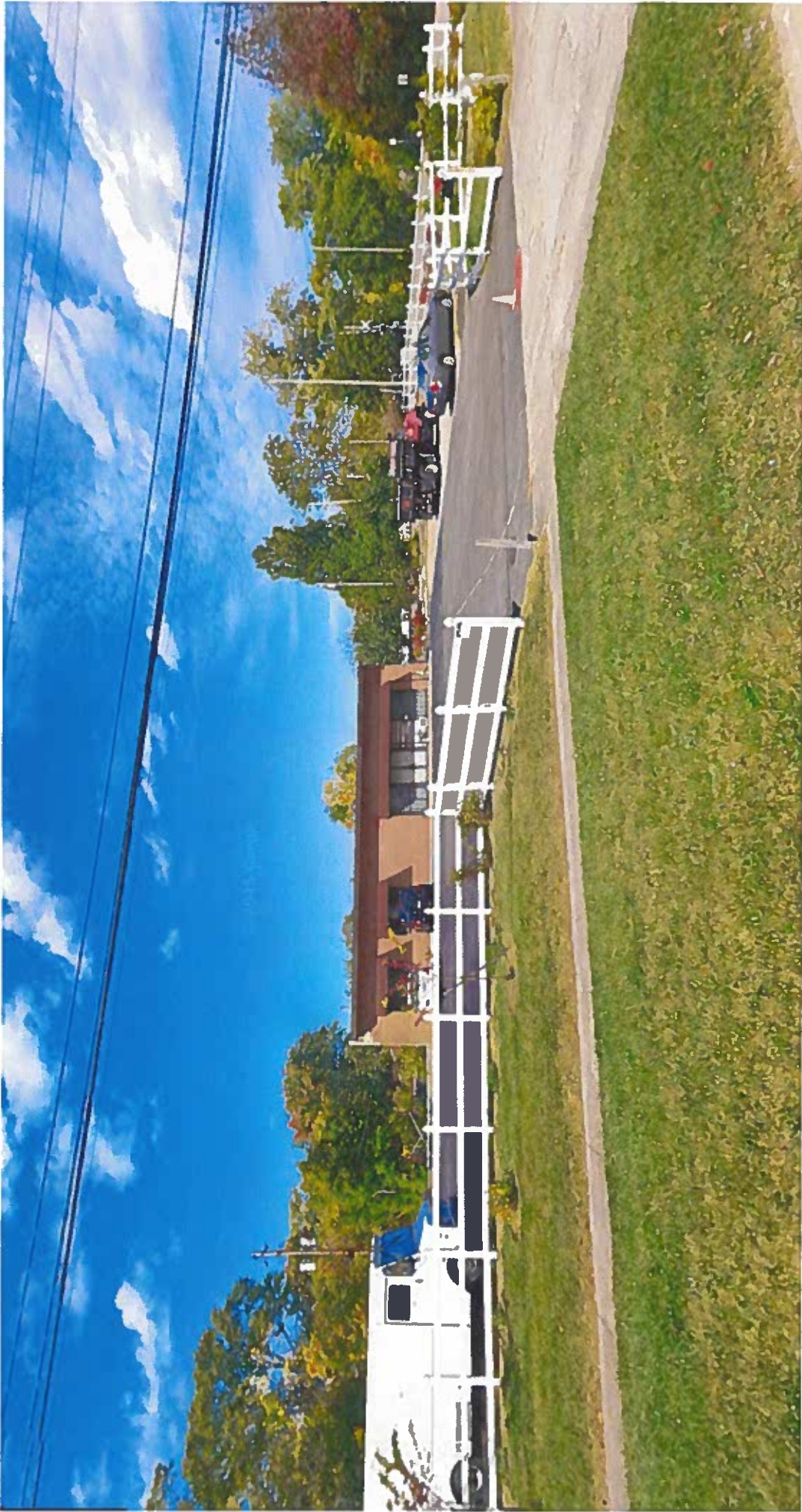
Attached are exhibits A, B, and C.

Respectfully,



Evelisse Atkinson
Planning & Zoning Administrator

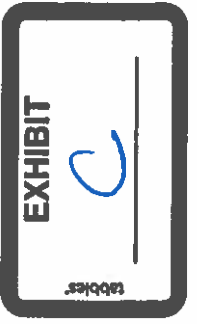




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EXHIBIT

B



tabbles



CITY OF LORAIN

Planning Commission

4. c.

Meeting Date: 12/03/2025

Subject:

Submission for Planning Commission's review and consideration, a proposed subdivision at 02-02-028-105-001.

Attachments

Submission for Proposed Subdivision



CITY OF LORAIN

Planning Commission

5. a.

Meeting Date: 12/03/2025

Subject:

Submission for Planning Commission's review and consideration, a proposed subdivision at 02-02-028-105-001.
