



The City of Lorain, Ohio
Division of Building, Housing, and Planning
Rey Carrion, Safety Service Director

Jack W. Bradley, Mayor

January 14, 2026

Honorable Members of Council
City Hall- First Floor
200 West Erie Avenue
Lorain, OH 44052

RE: Z.C.A. 03-2025 (Previously held in abeyance) 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.

Honorable Members of Council:

The Lorain Planning Commission met in regular session on January 7, 2026, and considered the above referred to item.

After due consideration, it was regularly moved and supported to recommend to Lorain City Council, approval with the condition that the applicant adhere to the building plans submitted and significantly reduce the amount of blacktop that exists in the front of the property listed.

Motion Carried: 4 Ayes 0 Nays

Very truly yours,

Jack W. Bradley, Mayor
City of Lorain


cc: Safety/Service Director
Law Department
Engineering Department
Clerk of Council
File



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

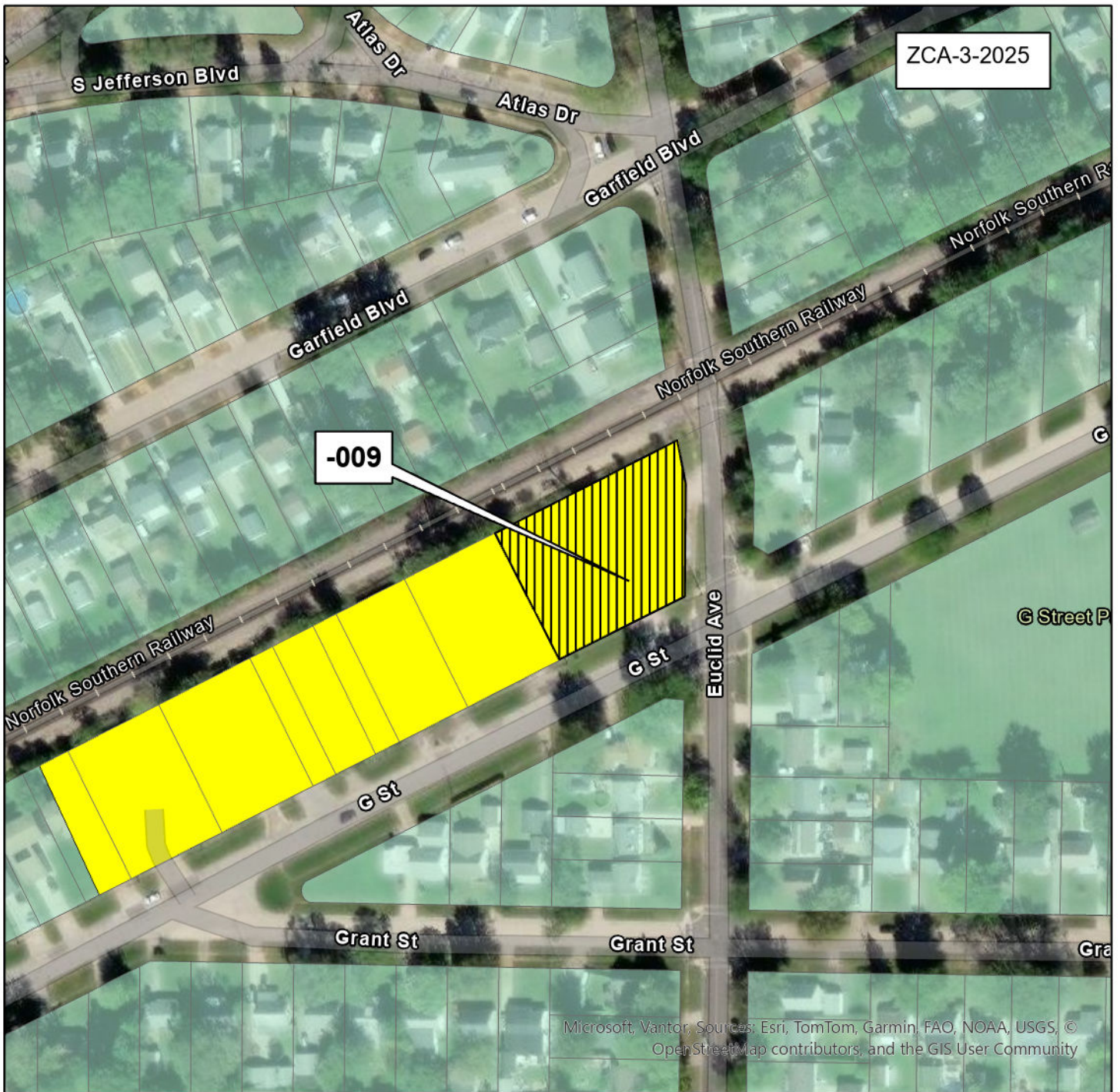
Two separate non-refundable payments made payable to the City of Lorain:

- 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 :

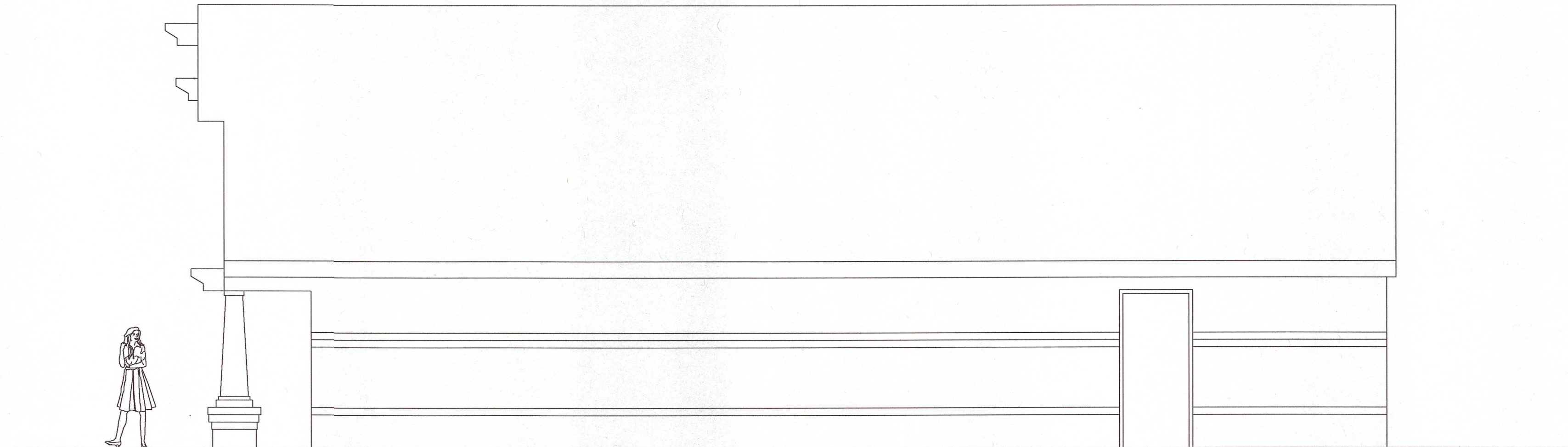
I wish to change the zoning for my property at 2973 G Street from B-2 to R-2.

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.

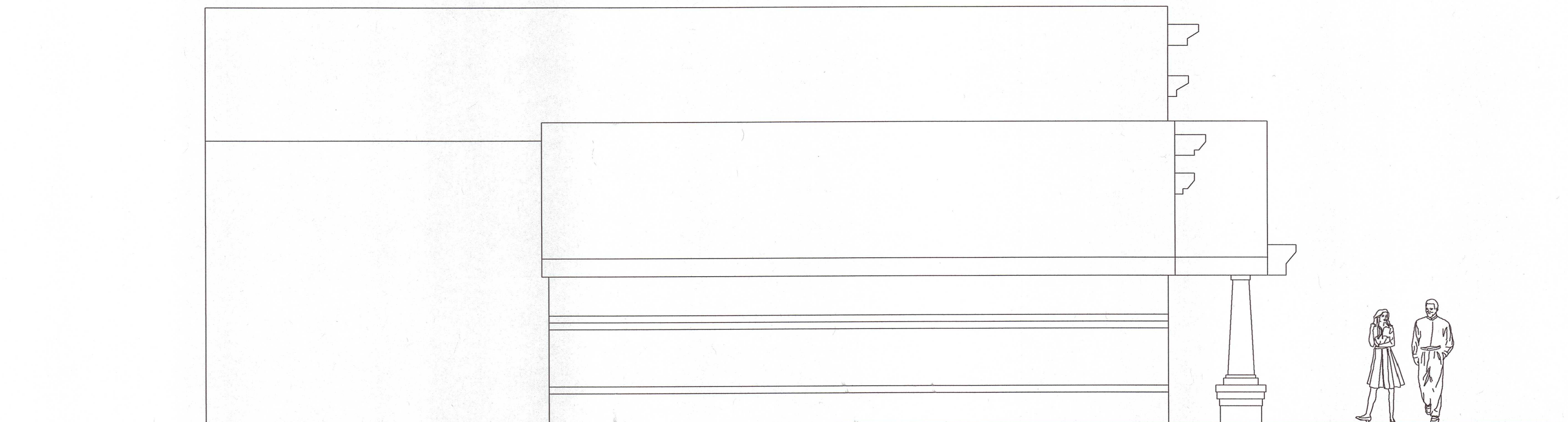
Thank you.

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

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



EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

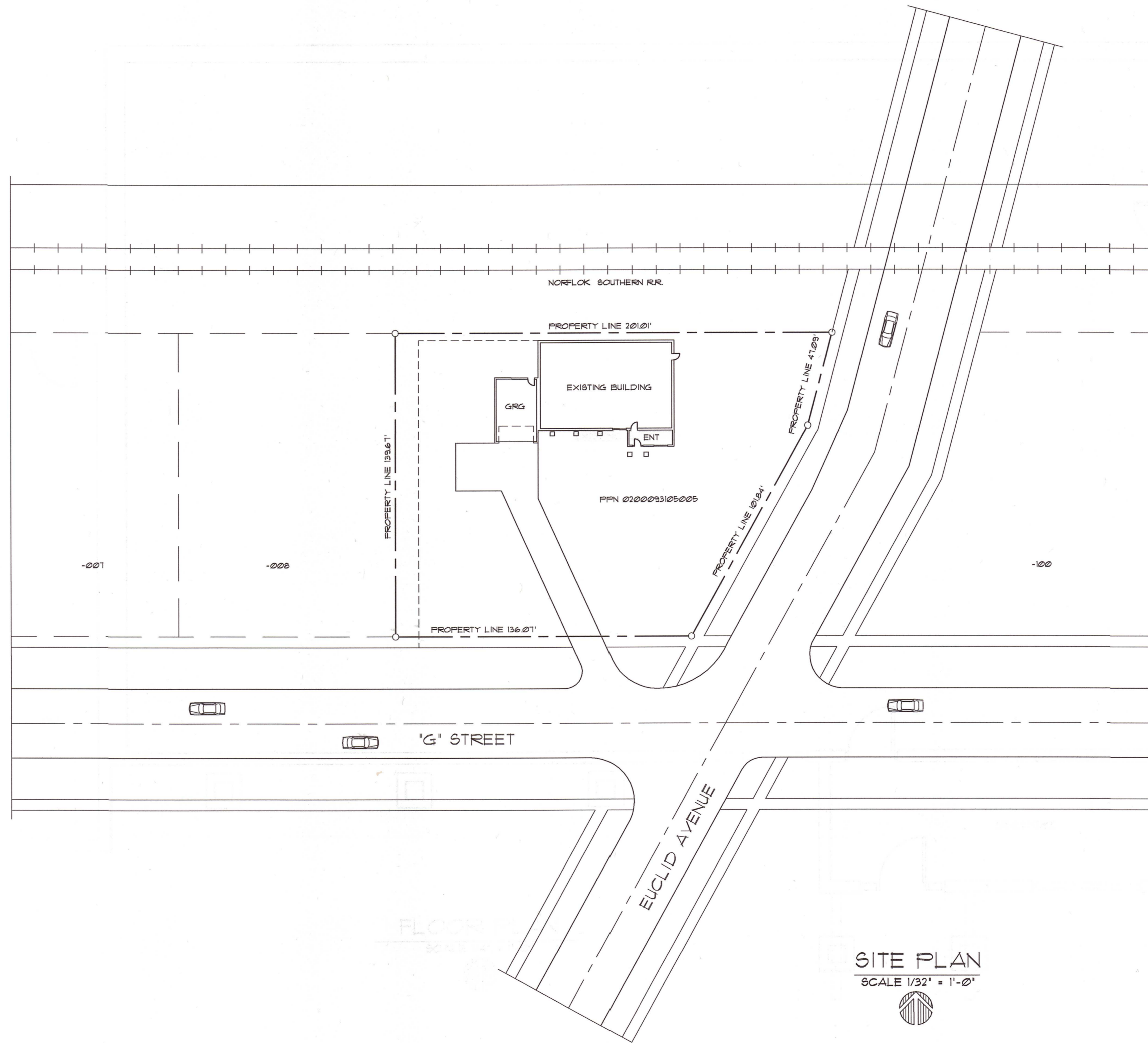
THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

MARK LESNER
ARCHITECT, INC.
ARCHITECTS

45180 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
MARK.LESNER@CENTURYLINK.NET

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH. 44252

Scale:	Date:	Job Number:
	12.29.25	2101
Revisions:		Sheet
		A3 of 3



SITE PLAN
SCALE 1/32" = 1'-0"

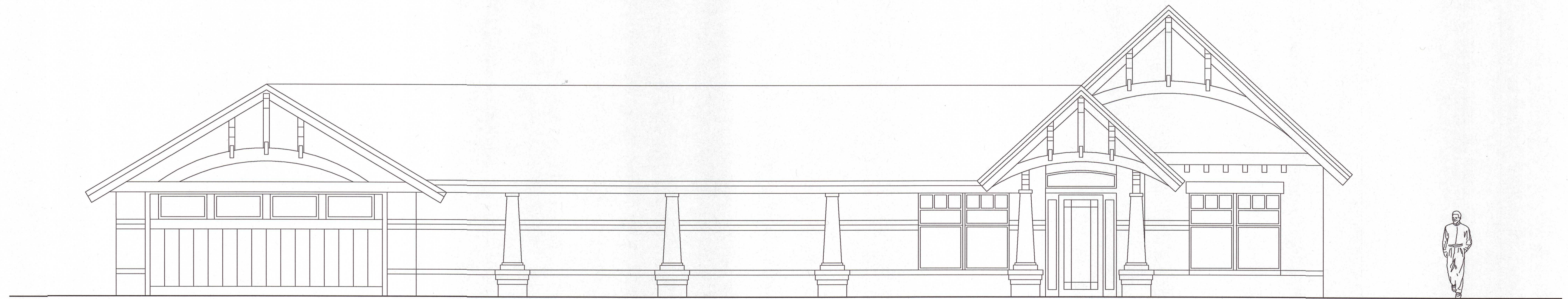
THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

**MARK LESNER
ARCHITECT, INC.**
ARCHITECTS

45180 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
MARKLESNERCENTURYLINK.NET

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH. 44052

Scale:	Date: 12.29.25	Job Number: 2501
Revisions:	Sheet 51 of 1	



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



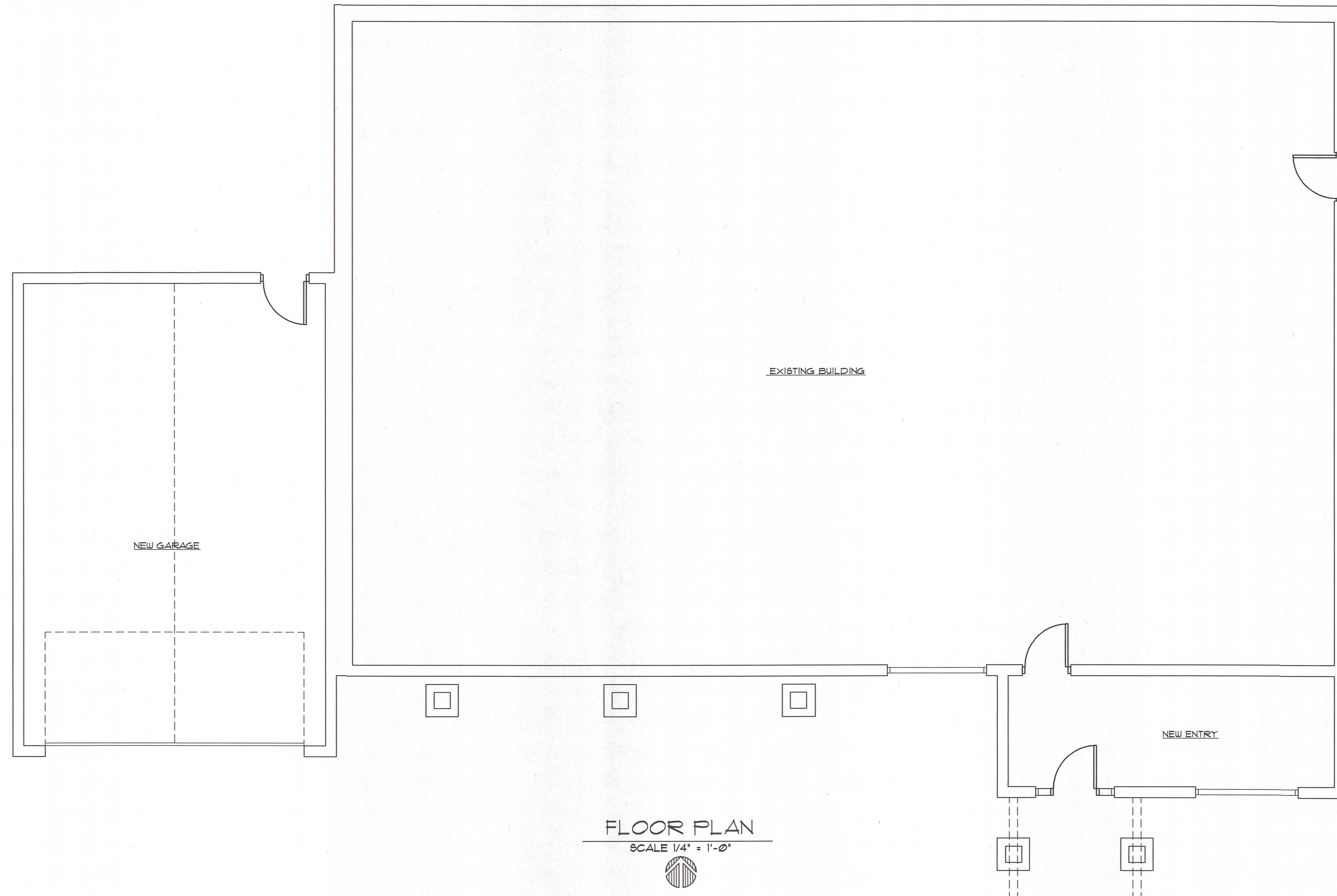
MARK LESNER
ARCHITECT, INC.
ARCHITECTS

45100 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.888.8122
Fax: 440.888.8100
WWW.LESNERARCHITECTS.COM

ROBLE'S RESIDENCE
2913 'G' STREET
LORAIN, OH. 44052

Scale:	Date:
	12.29.25
Revisions:	

Job Number:
2507
Sheet
A2 of 3



FLOOR PLAN
SCALE 1/4" = 1'-0"



THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



MARK LESNER
ARCHITECT, INC.
ARCHITECTS

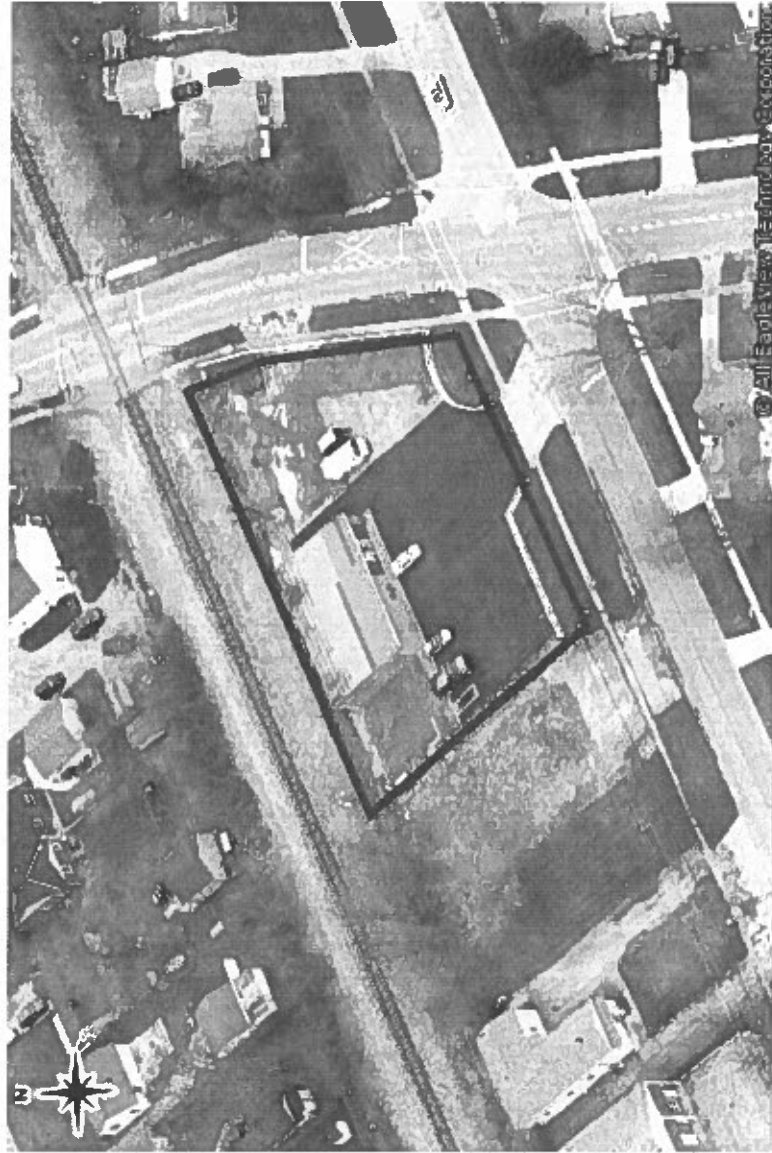
45190 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
WWW.LESNERARCHITECTS.COM

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH 44052

Scale: Date:
1/2" = 1'-0" 12.29.25
Revisions:

Job Number:
2507
Sheet
A1 of 3

2973 G

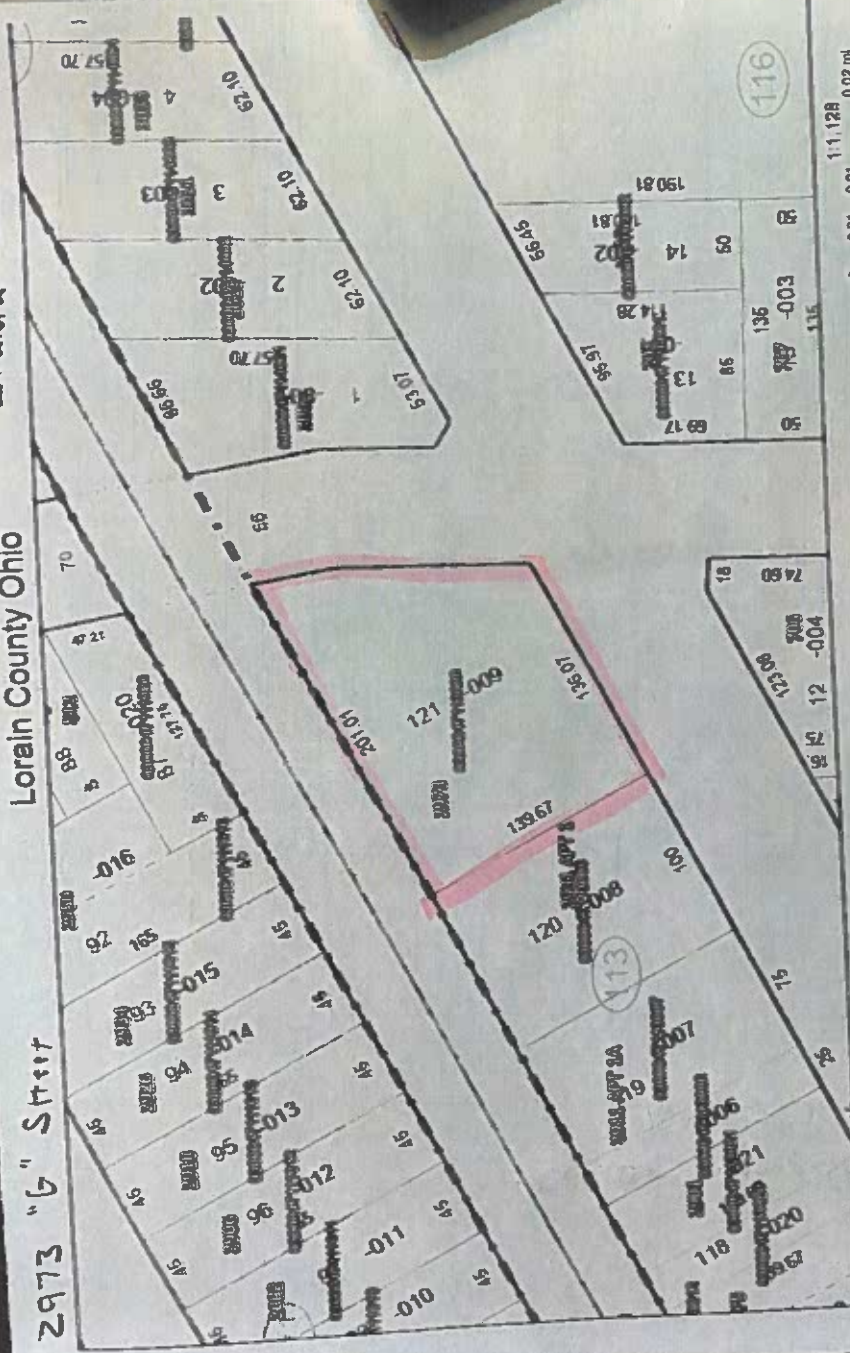


04/04/2025

Iraida Kobler

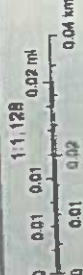
Lorain County Ohio

2973 "G" Street



04/2026, 1 52:44 PM

- Parcels
- Subdivisions & Condominiums
- Address Points
- Railroads
- Parcel Line
- Right-of-way Dashed Line
- Right-of-way Line
- Right-of-way Parcel Line



116

113

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;

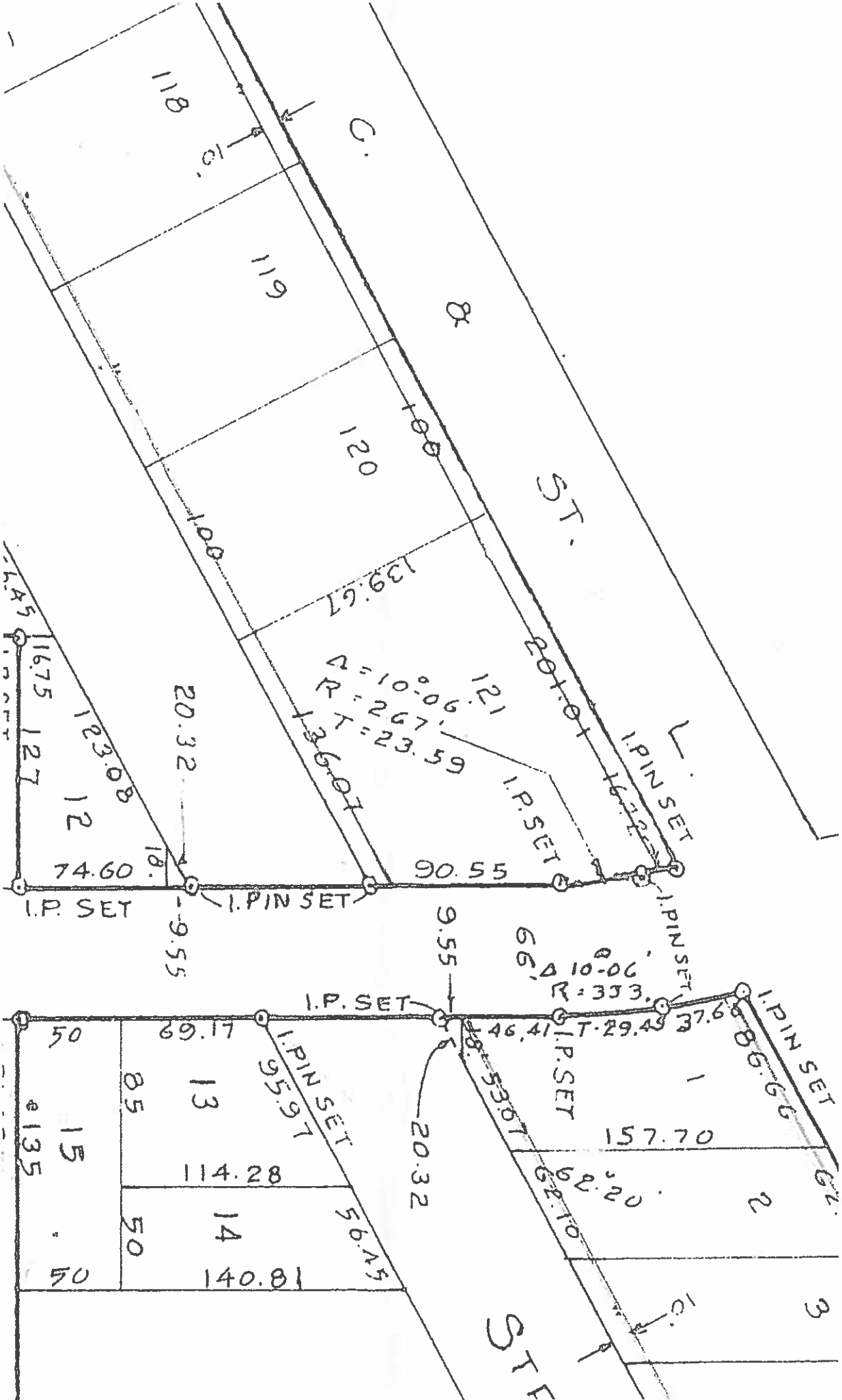
Thence S. 00d 00' 00" W., along the Westerly line of Euclid Avenue, a distance of 90.55 feet to the principal place of beginning, and containing 0.5498 acres (23,948 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, James T. Sayler Registered Surveyor No. S-7425, 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