



CITY OF LORAIN

Demolition Board of Appeals

Rey Carrion
Chairman

Dave Faciana

Chief Building official

Kandee Cummins

Recording Secretary

Meeting Minutes

Date: February 19, 2026

Roll Call

- Dave Faciana - Chief Building Official
- Timothy Williams – Safety Service Director
- Rachel Woodruff - Lorain County Board of Health Representative
- Ben Webber – Lorain City Fire Chief
- Dalton Evans – Lorain City Engineer
- Paul Sopko – Lorain City Electrician
- Mark Ivancic – Mayoral appointee (not present)

Approval of Minutes

Motion: Approve disposition minutes – Evans

Second: Sopko

Vote: Ayes 6 / Nays 0 → Motion: Passed Failed

New Business

1. 504 W 24th Street (Case #120-26)

PPN: 02-01-003-176-015

Owner: Diana Michelin

Discussion Summary:

- Owner states delinquent taxes have been paid and account is current.

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052

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

- Framing complete.
- Electrical permit approved; electrical inspection passed.
- Exterior secured and ongoing progress noted.

Motion: Continue stay of demolition – Woodruff

Second: Evans

Vote: Ayes 6 / Nays 0 → Motion: Passed Failed

4. 1113 W 10th Street (Case #65-2024)

PPN: 02-01-006-117-018

Owner: All American Home Renovators LLC / Oval Tree Multi Services LLC

Update:

- Electrical work substantially complete.
- Plumbing permit denied pending additional schematic/details.
- Exterior work ongoing; owner remains on original timeline.
- Staff to review permit comment sheet with owner after meeting.

Motion: Continue stay of demolition – Woodruff

Second: Evans

Vote: Ayes 6 / Nays 0 → Motion: Passed Failed

5. 615 W 23rd Street (Case #46-2024)

PPN: 02-01-003-175-007

Owner: Silas Bucks

Update:

- Owner recovering from medical procedures; progress slowed.
- Interior prep work ongoing.

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- Board requires:
 - Structural report
 - Detailed scope of work
 - Proof of committed funding (award letters or formal allocations)
- Board clarified difference between application submissions and awarded funds.
- Demolition season approaching; urgency emphasized.

Motion: Continue stay of demolition for 30 days (with conditions) – Woodruff

Second: Evans

Vote: Ayes 6 / Nays 0 → Motion: Passed Failed

8. 446 Delaware Avenue (Case #24-2025)

PPN: 02-01-003-110-048

Owner: Advanced Living Modules (Artist Taylor)

Update:

- Owner reports back taxes paid; proof to be provided.
- Entry doors installed; materials secured onsite.
- Interior cleanup ongoing; coordinating electrical/HVAC design.
- Photo submission attempt unsuccessful (Google Drive access issue).
- Chief Building Official expressed strong concern regarding prolonged delays.
- Board emphasized urgency and measurable progress within 30 days.

Motion: Continue stay of demolition for 30 days (conditioned upon significant documented progress) – Woodruff

Second: Evans

Vote: Ayes 6 / Nays 0 → Motion: Passed Failed

Adjournment