

# DEMOLITION BOARD OF APPEALS -AGENDA

## MEETING INFORMATION

Objective: Review inspection reports from City of Lorain's Fire Department, Health Department & Building Department

Date: March 19, 2026  
Time: 9:00 AM  
Location: Council Chambers

## AGENDA

### 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

### Disposition of Minutes

February 19, 2026 Meeting

### New Business (None)

### Old Business

a.

Case #	PPN#	Address	Owner Name	Taxes Owed
01-2026	02-01-003-176-015	504 W 24th St	Diana Mishlan	\$496.06

b.

Case #	PPN#	Address	Owner Name	Taxes Owed
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$577.84

c.

Case #	PPN#	Address	Owner Name	Taxes Owed
23-2025	03-00-081-113-011	3326 Camden Ave	William Lundberg	\$304.14

d.

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

e.

Case #	PPN#	Address	Owner Name	Taxes Owed
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46-2024	02-01-003-175-007	615 W 23rd St.	Silas Buchs	\$398.61
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f.

Case #	PPN#	Address	Owner Name	Taxes Owed
15-2025	02-01-005-109-025	544 Reid Ave & 546 Reid Ave	Diara Moody	\$5,881.90

g.

Case #	PPN#	Address	Owner Name	Taxes Owed
14-2025	03-00-088-101-020	1769 E 28th St	THE QUEENS CORNER	\$10,321.14

h.

Case #	PPN#	Address	Owner Name	Taxes Owed
24-2025	02-01-003-110-048	446 Delaware Ave	Advanced Living Modules	\$2,491.50

**Additions to Agenda**

**Adjournment**

**NEXT MEETING: April 16, 2026**

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**9:00 AM, Council Chambers**

OTHER NOTES OR INFORMATION

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

Date \_\_\_\_\_

**Demolition Board of Appeals**

**Meeting Date:** 03/19/2026

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**Case**

February 19, 2026 Meeting

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**Attachments**

2/9/26 Minutes

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# 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, 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  
Cityoflorain.org



# CITY OF LORAIN

## Demolition Board of Appeals

**Dave Faciana**

Chief Building official

**Kandee Cummins**

Recording Secretary

**Rey Carrion**  
Chairman

**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.

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

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Recording Secretary

- 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**

**Demolition Board of Appeals**

4. a.

**Meeting Date:** 03/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
01-2026	02-01-003-176-015	504 W 24th St	Diana Mishlan	\$496.06

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**Attachments**

504 W 24th St March Update

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## **Update on the Property at 504 W. 24<sup>th</sup>. St., Lorain**

**Owner:** Diana Mishlan, 1822 Oberlin Ave., Lorain

3-12-2026

1. Attached are pictures of the exterior of the property to indicate work that has been completed. There was extensive clean up on the property as well as improvements to the exterior that include new windows, entrance stairs to the 2<sup>nd</sup> floor, partial siding replacement and painting.
2. Revised permit applications for residential, plumbing, electrical and HVAC were submitted on February 25, 2026. The initial permits were rejected and required additional information. As of today, March 12, 2026, they are still in the review process.
3. Since work has stopped as we wait for approval of the permits, the estimated completion date has been revised to May 31, 2026. The completion date will be monitored pending approvals, inspections and work progress.











**Demolition Board of Appeals**

4. b.

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**Demolition Board of Appeals**

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