

DEMOLITION BOARD OF APPEALS -AGENDA

MEETING INFORMATION

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

Date: April 16, 2026
Time: 9:00 AM
Location: Council Chambers

AGENDA

1. **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

2. Disposition of Minutes

New Business

a.

Case #	PPN#	Address	Owner Name	Taxes Owed
002-2026	0300094109004	2925-2931 Grove Ave	FGSK Properties LLC	\$8,386.36

b.

Case #	PPN#	Address	Owner Name	Taxes Owed
003-2026	03-00-096-112-047	3250 Pearl Ave	Samantha Wooten	\$6,616.96

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
46-2024	02-01-003-175-007	615 W 23rd St.	Silas Buchs	\$398.61

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

4. **Additions to Agenda**

5. **Adjournment**

NEXT MEETING: May 21, 2026

9:00 AM, Council Chambers

OTHER NOTES OR INFORMATION

Recorded By: _____

Date _____

Demolition Board of Appeals

3. a.

Meeting Date: 04/16/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
002-2026	0300094109004	2925-2931 Grove Ave	FGSK Properties LLC	\$8,386.36

Attachments

2925-2931 Grove Ave 4.16.26



City of Lorain

Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date:	<u>3/13/24</u>	
<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Card	<input type="checkbox"/> Check#
Total Fee:	<u>\$250.00</u>	
Demo Board Case #:	<u>2024-1274</u>	

APPLICATION IS HEREBY MADE TO THE DEMOLITION BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A STAY OF DEMOLITION.

GENERAL INFORMATION

Applicant: Owner Owner's Agent

Owner's Name FGSK PROPERTIES LLC Phone 440-341-1621 Email FGSK395@YAHOO.COM

Owner's Full Address 1621 E. 36TH ST LORAIN, OHIO 44055

Applicant's Name GUSTAV KRAUSE Phone 440-341-1621 Email FGSK395@YAHOO.COM

Applicant's Full address 1621 E. 36TH ST LORAIN, OHIO 44055

DESCRIPTION OF PROPERTY

Property Type: Residential Commercial

Property Address 2925-2931 GROVE AVE LORAIN Permanent Parcel #: 03-00-094-109-004

Estimated Cost of Repairs \$30,000 Completion Date _____

REQUIREMENTS:

All information and documents required pursuant to Lorain City Ordinance Section 1523.15 (d) is required to be submitted with this application. Use the following pages of the application as coversheets for the required documentation. **Incomplete applications that do not include Exhibits A, B, & C will be rejected by the City of Lorain Building Division and will not be considered by the Demolition Board of Appeals.** Exhibit D and supporting documentation may be required by the Demolition Board of Appeals.

- EXHIBIT A: Scope of Work; A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.
- EXHIBIT B: Cost Estimates; A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
- EXHIBIT C: Construction Schedule; A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.
- EXHIBIT D: Financial Statements; Verification that the applicant has sufficient funds available to complete the required repairs.

ACKNOWLEDGEMENTS

In signing this application, the applicant hereby authorizes the City, for the City, and for other governmental bodies and agencies as are deemed necessary by the City, to inspect the property, including the exterior and interior of all structures located upon the property, at such times as the City deems appropriate.

The owner and the applicant acknowledge that the Board's approval of a stay of the demolition order does not bind the City to the accuracy of the applicant's statement of the work required to be performed or the estimate of costs that will be incurred to perform the

work necessary to make the necessary repairs and improvements to the property. The owner and applicant also acknowledge that the issuance of a stay of the demolition order does not provide the applicant who is attempting to repair the structure with any guarantee that performing the repairs and improvements set forth in the application will be sufficient to meet the City of Lorain's property maintenance guideline standards or be sufficient, when completed, to obtain an occupancy permit.

The owner, or the owner's authorized agent or contractor, shall, within 15 days after the Board grants a stay of the demolition order, apply for the permits required to commence construction in accordance with the approved schedule for the work required to perform the necessary repairs. (The owner or other person applying for the permit shall be required to acknowledge in writing that even though a permit will indicate that they have six months to complete the work, that the work must be completed in accordance with the approved timeline for the stay of the demolition order to remain in effect.)

The applicant, shall, in accordance with a timeline set by the Board in the order granting the stay, submit written reports to the Demolition Board of Appeals declaring the status of repair work and the adherence to the initial schedule of repair. The applicant, or the applicant's authorized representative shall appear before the Demolition Board monthly to publicly address the status of the repair work on and answer any questions from the Board. **All written reports must be submitted to the Building Division one week prior to each Demolition Board of Appeals meeting. Materials submitted after the deadline will not be forwarded to the Board for their review.**

In signing this application, the applicant hereby attests to the truth and accuracy of all information supplied and submitted on and with this application and acknowledge receipt of a copy of Chapter 1523.15 Request to Stay the Order of the Demolition Board to Make Repairs.

Applicant Signature Justin Kravice

Date 3/13/2024

Chief Building Official [Signature]

Date 3/23/24

**EXHIBIT A
SCOPE OF WORK**

A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.

REMOVE PAINT ON OUTSIDE WALLS
AND REPAINT WALLS, REPO FRONT
OF BUILDING WITH DOORS AND
WINDOWS AND SIDING. CLEANING
AND REPAINTING INSIDE OF BUILDING
AND RETARING ROOF.

**EXHIBIT B
COST ESTIMATES**

A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.

The cost estimated shall be supported by the applicant with a statement setting forth the materials that will be required to complete the required repairs and the estimated costs of those materials; and/or

When all or any portion of the required repairs are to be performed by a person or entity other than the applicant, the contractors must be licensed by the City of Lorain to perform the designated work and must be accompanied by the written proposal from the licensed contractor(s) for the portion of the required repairs and/or work the contractor will be performing.

When the work is to be performed by the applicant, the applicant will provide a detailed list setting forth the materials that will be required to make the necessary repairs and the cost of those materials.

PAINT - \$2,000
CINDER BLOCKS - \$300.00
WINDOWS + DOORS - \$5,000? (TO BE MEASURED FOR)
(LORAIN GLASS) (FINAL PRICE)
METAL SIDING - \$2,000
FRONT OF BUILDING
WOOD FOR FRAMING - \$1,000
FLOORING - \$3,000
MORTAR - \$100.00
CEILING LIGHTS - \$500.00
LOCKS - \$300.00
GUTTERS + DOWNSPOUT - \$200.00
CAULKING - \$100.00

**EXHIBIT C
CONSTRUCTION SCHEDULE**

A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.

Work will begin once the stay is granted (Expected on or before April 1, 2026.

Work will continue until completed on or before December 1, 2026.

EXHIBIT D
FINANCIAL STATEMENTS

Verification that the applicant has sufficient funds available to complete the required repairs.

Funds for repairs will be withdrawn
from the Bank account of FGSK properties, LLC
at Chase Bank. Funds Available as of
3/12/26 is \$83,455.00



Deposit Account Balance Summary

03/12/2026

Requestor information:

FGSK PROPERTIES, LLC.

1619 E 36TH ST
LORAIN, OH 44055-2501

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
[REDACTED]	Chase Business Total Savings	09/26/2015	\$83,455.00	\$76,031.00
Customer Information				
FGSK PROPERTIES, LLC.		Sole Owner		
GUSTAV KRAUSE		Signer		

Deposit Account Balance Summary request completed by:

MICHAEL ROSA
(440) 277-6192
Southview

PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.

This letter is written as a matter of business courtesy, without prejudice, and is intended for the confidential use of the addressee only. No consideration has been paid or received for the issuance of this letter. The sources and contents of this letter are not to be divulged and no responsibility is to attach to this bank or any of its officers, employees or agents by the issuance or contents of the letter which is provided in good faith and in reliance upon the assurances of confidentiality provided to this bank. Information and expressions of opinion of any type contained herein are obtained from the records of this bank or other sources deemed reliable, without independent investigation, but such information and expressions are subject to change without notice and no representation or warranty as to the accuracy of such information or the reliability of the sources is made or implied or vouched in any way. This letter is not to be reproduced, used in any advertisement or in any way whatsoever except as represented to this bank. This bank does not undertake to notify of any changes in the information contained in this letter. Any reliance is at the sole risk of the addressee.

Ex ^u D

Demolition Board of Appeals

3. b.

Meeting Date: 04/16/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
003-2026	03-00-096-112-047	3250 Pearl Ave	Samantha Wooten	\$6,616.96

Attachments

3250 Pearl Ave



City of Lorain

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<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Card	<input type="checkbox"/> Check#
Total Fee:	<u>\$250.00</u>	
Demo Board Case #:	<u>2026-1275</u>	

APPLICATION IS HEREBY MADE TO THE DEMOLITION BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A STAY OF DEMOLITION.

GENERAL INFORMATION

Applicant: Owner Owner's Agent

Owner's Name SAMANTHA WOOTEN Phone 440-752-4890 Email _____

Owner's Full Address 1621 E. 36TH ST LORAIN, OHIO, 44055

Applicant's Name SAMANTHA WOOTEN Phone 440-752-4890 Email _____

Applicant's Full address 1621 E. 36TH ST LORAIN, OHIO, 44055

DESCRIPTION OF PROPERTY

Property Type: Residential Commercial

Property Address 3250 PEARLAVE LORAIN Permanent Parcel #: 03-00-096-112-047

Estimated Cost of Repairs \$15,000 Completion Date August 2026

REQUIREMENTS:

All information and documents required pursuant to Lorain City Ordinance Section 1523.15 (d) is required to be submitted with this application. Use the following pages of the application as coversheets for the required documentation. **Incomplete applications that do not include Exhibits A, B, & C will be rejected by the City of Lorain Building Division and will not be considered by the Demolition Board of Appeals.** Exhibit D and supporting documentation may be required by the Demolition Board of Appeals.

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In signing this application, the applicant hereby attests to the truth and accuracy of all information supplied and submitted on and with this application and acknowledge receipt of a copy of Chapter 1523.15 Request to Stay the Order of the Demolition Board to Make Repairs.

Applicant Signature SAMANTHA WOOTE (GKPOA)

Date 3/13/2026

Chief Building Official 

Date 3/23/26

**EXHIBIT A
SCOPE OF WORK**

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*REMOVE PAINT ON OUTSIDE WALLS
AND REPAINT WALLS. REMORTAR OUTSIDE
WALLS AND INSIDE WALLS AND PAINT
REPAIR ROOF AND PUT NEW DOORS
AND WINDOWS*

**EXHIBIT B
COST ESTIMATES**

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The cost estimated shall be supported by the applicant with a statement setting forth the materials that will be required to complete the required repairs and the estimated costs of those materials; and/or

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PAINT - \$1,000
CINDER BLOCKS - \$200.00
WINDOWS + DOORS \$2,000.
ROOF 2x12^s - \$500
ROLLED ROOFING \$350.00
ICE GUARD ROOFING \$300.00
COMMERCIAL ASPHALT \$300.00
ROOFING COATING
GUTTERS + DOWNSPOUT \$200.00
MORTAR - \$100.00
CAULKING - \$100.00
LOCKS - \$100.00
CEILING LIGHTS \$200.00

**EXHIBIT C
CONSTRUCTION SCHEDULE**

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Approved (Expected on or before April 1, 2026.*

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before August 2026.*

**EXHIBIT D
FINANCIAL STATEMENTS**

Verification that the applicant has sufficient funds available to complete the required repairs.

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from the BANK ACCOUNT of FGSK properties, LLC
at Chase Bank. Funds available as of
3/12/26 is \$83,455.00.
(See attached statement from Chase Bank)



Deposit Account Balance Summary

03/12/2026

Requestor information:

FGSK PROPERTIES, LLC.

1619 E 36TH ST
LORAIN, OH 44055-2501

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
[REDACTED]	Chase Business Total Savings	09/26/2015	\$83,455.00	\$76,031.00
Customer Information				
FGSK PROPERTIES, LLC.		Sole Owner		
GUSTAV KRAUSE		Signer		

Deposit Account Balance Summary request completed by:

MICHAEL ROSA
(440) 277-6192
Southview

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Ex ^v D ^m

Demolition Board of Appeals

a.

Meeting Date: 04/16/2026

Case

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

Attachments

504 w 24 st 4.16.26

Update on Property at 504 W. 24th St., Lorain

Owner: Diana Mishlan, 1822 Oberlin Ave., Lorain

1. We have a dumpster at the property for cleanup of the back yard. Much of the debris has been disposed of in the dumpster and we are continuing the cleanup.
2. The shingles at the back of the house were damaged and have to be replaced. Work has begun to repair that portion of the roof.
3. HVAC work has been completed and is ready for inspection.
4. We are working on the electrical and plumbing permit applications addressing the comments that have been provided.

Demolition Board of Appeals

b.

Meeting Date: 04/16/2026

Case

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

Demolition Board of Appeals

c.

Meeting Date: 04/16/2026

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

Demolition Board of Appeals

d.

Meeting Date: 04/16/2026

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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

Attachments

1113 W 10th St 4.16.26

From: [Arocho, Andres](#)
To: [Santana, Ann](#)
Subject: Fw: 1113 w 10th st progress
Date: Friday, April 10, 2026 12:54:27 PM
Attachments: [Outlook-city_seal.png](#)

See below.

Andres Arocho

Housing Inspector Supervisor

City of Lorain

200 West Erie Ave - 5th Floor

(440) 204 - 2301 - Office

(440) 752 - 6497 - Cell

Andres_Arocho@cityoflorain.org



From: CEO OGLETREE <omslc2024@icloud.com>
Sent: Friday, April 10, 2026 5:21 AM
To: Arocho, Andres <Andres_Arocho@cityoflorain.org>
Subject: 1113 w 10th st progress

External sender <omslc2024@icloud.com>

Make sure you trust this sender before taking any actions.

Windows
Siding
Doors finished
And capping
Rough in electric finished
Waiting for inspections
Roof will be finished this week



Sent from my iPhone

Demolition Board of Appeals

e.

Meeting Date: 04/16/2026

Case

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

Demolition Board of Appeals

f.

Meeting Date: 04/16/2026

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Demolition Board of Appeals

g.

Meeting Date: 04/16/2026

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

Demolition Board of Appeals

h.

Meeting Date: 04/16/2026

Case

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

Attachments

446 Delaware April

Demo board report rough draft

PROPERTY REHABILITATION STATUS REPORT

Prepared For: City of Lorain Demolition Board

Prepared By: Advanced Living Modules Inc

Principal: Artis Taylor

Date: April 9, 2026

Property Address: 446 Delaware Ave, Lorain, Ohio

Project Overview

This report provides a summary of the rehabilitation progress of the above-referenced property. Since the last meeting, substantial progress has been made both visibly and structurally.

Before and after photographs are included at the beginning of this report to clearly demonstrate the transformation and ongoing improvements.

Current Exterior Status

- All new windows have been installed
- Window trim work is currently in progress and will be completed prior to the next meeting
- The exterior siding has been completed on all accessible sides

At this stage, the exterior of the property is substantially complete, with the only unfinished areas being those directly tied to active or upcoming construction phases.

The property is no longer an eyesore and now presents as an actively rehabilitated structure within the neighborhood.

Front Porch Construction

The front porch reconstruction is scheduled and will be completed within approximately two (2) weeks.

This phase is critical to completing the final section of the exterior and will allow full completion of the remaining siding and exterior envelope.

Project Activity & Site Progress

- Contractors have been consistently active on-site
- Interior demolition has begun
- Dumpster placement has been arranged for ongoing debris management
- Site conditions are being actively maintained and improved

Work is ongoing and continuous, with clear forward momentum.

Full Project Summary (Since Acquisition/Engagement)

Since becoming involved with the property, the following major steps have been completed:

- All required permits have been applied for and obtained
- Contractors have been secured and engaged
- Back taxes totaling almost \$11,000 have been paid in full
- \$40,000 has been invested into the property to date

Physical Improvements Completed:

- Installation of new windows
- Installation of new exterior doors

- Installation of new siding
- Installation of new roof
- Initiation and progress of front porch reconstruction
- Interior demolition to prepare for full system upgrades

Progress Perspective

While progress may appear incremental on a micro level, the broader scope of work reflects substantial advancement.

On a larger scale, this project has moved from:

- A distressed and non-compliant structure

To

- A stabilized, actively rehabilitated property with major structural improvements completed

This level of progress represents a serious and ongoing investment into both the property and the surrounding community.

Next Steps

- Completion of window trim work
- Completion of front porch reconstruction
- Finalization of remaining exterior siding areas
- Continued interior preparation and system upgrades (electrical, framing, etc.)

Conclusion

The property is actively being restored with clear, measurable progress and significant financial investment already made.

This project represents a meaningful reinvestment into the community, not only improving the structure itself but also contributing to the overall condition of the neighborhood.

The work is ongoing, organized, and progressing toward full rehabilitation and code compliance.

Request for Continuation of Rehabilitation Efforts

Based on the substantial progress made to date, the active construction status of the property, and the significant financial investment already committed, it is respectfully requested that the Board allow additional time for the continued rehabilitation of the property.

The property has clearly transitioned from a state of disrepair to an actively improving structure, with major exterior components completed and interior work now underway. The trajectory of the project demonstrates both the capability and commitment to bring the property into full compliance.

Allowing this project to proceed will preserve the investment already made, prevent unnecessary loss of resources, and support the continued improvement of the surrounding community.

Advanced Living Modules Inc remains fully committed to completing the rehabilitation in a timely and compliant manner.

Best Regards,

Artis Taylor III
Founder @ Advanced Living Modules



TER
ING
HEATING

CARTER
Lumber • PLUMBING
• ELECTRIC

CARTER
Lumber • PLUMBING
• ELECTRIC

PLUMBING
• HEATING
TER







NO
TRESPASSING

