

Demolition Board of Appeals Meeting

Meeting Title: Demo 3.19

Date: March 19, 2026

Location: City of Lorain

Time Called to Order: 9:05 AM

Presiding: Rick Soto

1. Roll Call

Present:

- Chief Building Official – Dave Faciana
- Mayor’s Appointee – Mark Ivancic
- Safety Service Director – Rick Soto (Representative)
- Health Commissioner, Lorain County Board of Health – Rachel Woodruff
- Fire Chief – Ben Webber
- City Engineer Representative – Veronica Newsom
- City Electrician – (Absent)

Quorum: Confirmed

2. Approval of Minutes – February 19, 2026

A board member noted a numbering discrepancy in the February minutes (missing items 2, 3, 6, and 7), believed to be a clerical error in both printed and online versions.

Motion: Approve February 19, 2026 minutes

Moved by: Chief Webber

Seconded by: Dave Faciana

Vote: Unanimous

Result: Minutes approved

3. New Business

No new business.

4. Old Business – Case Reviews

The Chair reminded all property representatives to be sworn in and provide their name and address for the record. The Board reiterated that **progress reports must be submitted at least one week prior to meetings.**

4A. Case 01-2026 – 504 West 24th Street

Parcel: 02-01-003-176-015

Owner: Diana Mishlan

Summary:

- Plans partially approved; revisions still required
- Significant improvements noted since prior ownership
- Backyard remains in poor condition and must be cleaned

Board Action:

Motion to continue stay of demolition

- **Moved by:** Dave Faciana
- **Seconded by:** Veronica Newsom
- **Vote:** Unanimous
- **Result:** Stay continued

4B. Case 02-2025 – 3144 Camden Avenue

Parcel: 03-00-082-114-006

Owner: William Lundberg

Summary:

- Limited recent progress due to weather
- Notable improvements: debris removal, siding, windows, addition work
- Owner managing multiple properties simultaneously

Board Action:

Motion to continue stay of demolition

- **Seconded by:** Chief Webber
- **Vote:** Unanimous
- **Result:** Stay continued

4C. Case 23-2025 – 3326 Camden Avenue

Parcel: 03-00-081-113011

Owner: William Lundberg

Summary:

- Active interior renovation (drywall and related work)
- Continued visible progress

Board Action:

Motion to continue stay of demolition

- **Moved by:** Chief Webber
- **Seconded by:** Dave Faciana
- **Vote:** Unanimous
- **Result:** Stay continued

4D. Case 65-2024 – 1113 West 10th Street

Parcel: 02-01-006-117-018

Owner: All American Home Renovations LLC / Ogle Tree Multi Service LLC

Summary:

- Limited progress; late submission of photos
- Roof materials on site; awaiting weather
- Permit nearing expiration

Board Action:

Motion to continue stay of demolition

- **Moved by:** Dave Faciana
- **Seconded by:** Veronica Newsom
- **Vote:** Unanimous
- **Result:** Stay continued

4E. Case 46-2024 – 615 West 23rd Street

Parcel: 02-01-003-175-007

Owner: Silas Bucks

Summary:

- Weather and health issues impacted progress
- Ongoing work and coordination with electrical contractor
- Continued effort acknowledged by Board

Board Action:

Motion to continue stay of demolition

- **Moved by:** Dave Faciana
- **Seconded by:** Mark Ivancic
- **Vote:** Unanimous
- **Result:** Stay continued

4F. Case 15-2025 – 544 & 546 Reed Avenue

Parcel: 02-01-005-109-025

Owner: Darya Moody

Representative: Antonio Davis

Summary:

- Exterior substantially improved (windows, siding)

- Interior work ongoing
- Permits required for electrical and additional work
- Site cleanup required (debris behind dumpster)

Board Action:

Motion to continue stay of demolition

- **Moved by:** Dave Faciana
- **Seconded by:** Chief Webber
- **Vote:** Unanimous
- **Result:** Stay continued

4G. Case 14-2025 – 1769 East 28th Street (Old YMCA)

Parcel: 03-00-088-101-020

Owner: The Queen's Corner

Representative: Marilyn Vicente

Summary:

- Planning underway with architect
- Exterior cleanup completed
- Focus on roof and masonry stabilization
- Zoning and funding challenges identified
- Estimated timeline: up to 24 months

Board Action:

Motion to continue stay of demolition

- **Moved by:** Dave Faciana
- **Seconded by:** Properly seconded
- **Vote:** Unanimous
- **Result:** Stay continued

4H. Case 24-2025 – 446 Delaware Avenue

Parcel: 02-01-003-110-048

Owner: Advanced Living Modules

Representative: Artis Taylor

Summary:

- Late submission of documentation
- Exterior work nearing completion (roof, siding, windows, doors)
- Limited visible progress noted by staff over time
- Recommendation to engage design professional and improve coordination
- Owner balancing out-of-state obligations

Board Action:

Motion to continue stay of demolition **for 30 days with conditions**

Conditions:

- Substantial completion of work under existing permits
- Required inspections scheduled and/or completed
- Progress report submitted one week prior
- **Moved by:** Dave Faciana
- **Seconded by:** Veronica Newsom
- **Vote:** Unanimous
- **Result:** 30-day conditional stay granted

5. General Board Remarks

The Board emphasized:

- Progress reports are **mandatory** one week prior to meetings
- Reports may be brief but must document activity
- Failure to comply may result in denial of future stays

6. Adjournment

Motion to Adjourn:

- **Moved by:** Chief Webber
- **Seconded by:** Dave Faciana
- **Vote:** Unanimous

Meeting Adjourned

Approval

Approved By:  _____
Safety Service Director

Date: 5/11/2026