



# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

By \_\_\_\_\_

Payment Date: <u>5.13.26</u>
<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Card <input type="checkbox"/> Check# _____
Total Fee: <u>\$250.00</u>
Demo Board Case #: <u>2026-3118</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. 36<sup>TH</sup> ST LORAIN, OHIO 44055

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

Applicant's Full address 1621 E. 36<sup>TH</sup> 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 

Date 5/13/2026

Chief Building Official 

Date 5/13/2026

**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

WORK WILL CONTINUE UNTIL COMPLETED  
ON OR BEFORE FEBRUARY 2027

**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 CHASE BANK ACCOUNT OF  
FGSK PROPERTIES LLC FUNDS AVAILABLE  
AS OF 5/11/2026 IS \$84,655.06



# Deposit Account Balance Summary

05/11/2026

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)
	Chase Business Total Savings	09/26/2015	\$84,655.06	\$76,301.00
Customer Information				
FGSK PROPERTIES, LLC. GUSTAV KRAUSE		Sole Owner Signer		

Deposit Account Balance Summary request completed by:

ROXANNE OCASIO  
(614) 248-5800  
Southview

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

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