



# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date:	<u>3/13/20</u>	
<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Card	<input type="checkbox"/> Check#
Total Fee:	<u>\$250.00</u>	
Demo Board Case #:	<u>2026-1275</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. 36<sup>TH</sup> ST LORAIN, OHIO, 44055

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

Applicant's Full address 1621 E. 36<sup>TH</sup> ST LORAIN, OHIO, 44055

### DESCRIPTION OF PROPERTY

Property Type:  Residential  Commercial

Property Address 3250 PEARL AVE 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.

- 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 SAMANTHA WOOTE (GKPOA)

Date 3/13/2026

Chief Building Official 

Date 3/23/26

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

**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 - \$1,000  
CINDER BLOCKS - \$200.00  
WINDOWS + DOORS \$2,000.  
ROOF 2x12<sup>s</sup> - \$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**

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

*Work will continue until completed on or  
before August 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.  
(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

**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 D