

# DEMOLITION BOARD OF APPEALS -AGENDA

## MEETING INFORMATION

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

Date: May 21, 2026  
Time: 9:00 AM  
Location: Council Chambers

## AGENDA

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### Item/Present

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**

1. Disposition of Minutes
  - a. DBA Meeting Minutes 3-19-26
  - b. DBA Meeting Minutes 4-16-26

### New Business

a.

Case #	PPN#	Address	Owner Name	Taxes Owed
002-2026	03-00-094-109-004	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

c.

Case #	PPN#	Address	Owner Name	Taxes Owed
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$276.16

d.

Case #	PPN#	Address	Owner Name	Taxes Owed
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23-2025	03-00-081-113-011	3326 Camden Ave	William Lundberg	\$304.14
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**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
65-2024	02-01-006-117-018	1113 W 10th St	All American Home Renovators LLC & Ogletree Multi Services LLC	\$0

c.

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

d.

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

e.

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

f.

Case #	PPN#	Address	Owner Name	Taxes Owed
24-2025	02-01-003110-048	446 Delaware Ave	Advanced Living Modules	\$2,491.50

2. **Additions to Agenda**

3. **Adjournment**

**NEXT MEETING:** \_\_\_\_\_

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**9:00 AM, Council Chambers**

**OTHER NOTES OR INFORMATION**

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

**Date** \_\_\_\_\_

**Demolition Board of Appeals**

**1. a.**

**Meeting Date:** 05/21/2026

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**Case**

DBA Meeting Minutes 3-19-26

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**Attachments**

DBA 3-19-26

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## **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

**Demolition Board of Appeals**

**1. b.**

**Meeting Date:** 05/21/2026

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**Case**

DBA Meeting Minutes 4-16-26

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**Attachments**

DBA 4-16-26

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# City of Lorain – Demolition Board of Appeals

## Meeting Minutes

**Date:** April 16, 2026

**Time:** 9:00 A.M.

**Location:** Lorain City Council Chambers

## 1. Call to Order

The meeting was called to order by **Chair Rey Carrion** at [insert time]. Chair Carrion welcomed attendees and noted that the meeting was the City's Demolition Board of Appeals.

## 2. Roll Call

Roll call was conducted.

Members/Representatives present (as read into the record):

- **Chief Building Official** – Dave Faciana
- **Marine Safety Service Director** – Mark Ivancic
- **Safety/Service Director** – Rey Carrion
- **Health Commissioner / Lorain County Board of Health Representative** – Rachel Woodruff
- **Lorain City Fire Chief / Representative** – Ben Webber
- **Lorain City Engineer / Representative** – Nick Murray
- **Lorain City Electrician / Representative** – Paul Sopko

Member absent:

- **Paul Sopko** – Lorain City Electrician

(Secretary/Staff: Building, Housing and Planning Department staff were present and read case information into the record.)

## 3. Reading and Approval of Previous Meeting Minutes

Staff reported that the meeting minutes for the previous meeting had been **completed but were not attached** to the current agenda. They will be attached to **next month's agenda** for review and approval.

No motion to approve prior minutes was taken at this meeting.

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## 4. New Business

### 4.1 Case A – Case No. 002-2026

**PPN:** 03-00-094-109-004

**Address:** 2925 / 2931 Grove Avenue

**Owner:** FGSK Properties LLC

- The Chair called for the property owner or representative; **no one appeared**.
- Chair reminded all in attendance that anyone speaking must be sworn in by the Assistant Law Director.

#### **Board Action:**

A motion was made to **deny the Stay of Demolition application** and return the property to the demolition list. The motion was second and, upon voice vote, **the motion carried**.

#### **Motion record (for completion): Deny Stay of Demolition Application**

- MOTION: Deny the Stay of Demolition application for 2925 / 2931 Grove Avenue and return the property to the demolition list.
  - Moved by: \_\_\_Faciana\_\_\_\_\_
  - Seconded by: \_\_\_Webber\_\_\_\_\_
  - Vote:
    - Ayes: \_\_\_X\_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

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### 4.2 Case B – Case No. 003-2026

**PPN:** 03-00-096-112-047

**Address:** 3250 Pearl Avenue

**Owner:** Samantha Wooten

- The Chair called for the property owner or representative; **no one appeared**.
- It was noted that this was believed to be **related to the same ownership group** as the first case.

#### **Board Action:**

A motion was made to **Deny the Stay of Demolition application** and return the

property to the demolition list. The motion was seconded. On voice vote, **the motion carried.**

**Motion record (for completion):**

- MOTION: Deny the Stay of Demolition application for 3250 Pearl Avenue and return the property to the demolition list.
  - Moved by: \_Faciana\_\_\_\_\_
  - Seconded by: Woodruff\_\_\_\_\_
  - Vote: Deny Stay of Demolition
    - Ayes: \_\_\_X\_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

## 5. Old Business

### 5.1 Case – No. 012-2026

**PPN:** 02-01-003-176-015

**Address:** 504 West 24th Street

**Owner:** Diana Michelin

**Owner's Update:**

- Owner **Diana Michelin** (1822 Oberlin Avenue, Lorain, OH 44052) provided a status report:
  - Backyard **cleanup completed**; dumpster on site scheduled for pickup.
  - **Roof shingles removed**; more complex work than anticipated, but roof work completed.
  - **HVAC units installed**; ductwork is still in progress, so inspection has not yet been called.
  - Working on **permit applications for electrical and plumbing**; met with a licensed electrician.
  - Overall progress slightly delayed due to recent surgery of the coordinator (Nelson), who nonetheless attended.

**Staff Comments:**

- Building/Housing/Planning staff requested that **ongoing cleanup be contained** in proper receptacles (e.g., dumpsters) and **not spread across the yard**, for the benefit of neighbors.

**Board Comments:**

- Board members commended the owner's visible progress and urged continued work with contractors.

**Board Action:**

A motion was made to **continue the Stay of Demolition** for this property. The motion was seconded and, on voice vote, **the motion carried**.

**Motion record (for completion): Continue the Stay of Demolition**

- MOTION: Continue the Stay of Demolition for 504 West 24th Street.
  - Moved by: \_\_\_ Faciana \_\_\_\_\_
  - Seconded by: \_\_\_ Woodruff \_\_\_\_\_
  - Vote: Continue the Stay of Demolition
    - Ayes: \_\_\_ X \_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

**5.2 Case – No. 022-2025**

**PPN:** 03-00-082-114-006

**Address:** 3144 Camden Avenue

**Owner:** William Lundberg

- The Chair called for owner **William Lundberg; no representative appeared**.
- A member of the public (Marilyn Vicente) spoke, noting **confusion due to five Thursdays in the month**, which may have contributed to absences.
- Staff stated Mr. Lundberg has historically been **very communicative**, provided good updates, and has worked through permitting issues with the building department. The staff was surprised at his absence and deferred to the Board's discretion.

**Board Discussion:**

- One board member recommended **denial of the stay** for consistency with other cases where non-appearance resulted in denial, emphasizing that the third Thursday meeting date does not change even in months with five Thursdays.

**Board Action:**

A motion was made to **Deny the Stay of Demolition** and place the property back on the demolition list. The motion was seconded. On vote, the motion **carried**, with **one opposition noted from Mr. Webber**.

**Motion record (for completion): Deny Stay of Demolition**

- MOTION: Deny the Stay of Demolition for 3144 Camden Avenue and return the property to the demolition list.
  - Moved by: \_\_\_ Faciana \_\_\_\_\_
  - Seconded by: \_\_\_ Woodruff \_\_\_\_\_
  - Vote:
    - Ayes: \_\_\_ 4 \_\_\_ (Mr. Ivancic, Mr. Faciana, Ms. Woodruff, Mr. Murry)
    - Nays: \_\_\_ 1 \_\_\_ (Mr. Webber)
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

### 5.3 Case – No. 023-2025

**PPN:** 03-00-081-113-011 & 03-00-081-113-026

**Address:** 1326 Camden Avenue (same owner)

**Owner:** William Lundberg

- This case was noted as being **for the same owner** as the prior Camden Avenue case.
- The owner again **was not present**.

#### **Board Action:**

A motion was made to **Deny the Stay of Demolition** for this related property. The motion was seconded. A roll call was requested to record individual positions; the motion **carried**, with **Mr. Webber voting “no”** and **Mr. Murray voting “yes”**, and a majority in favor.

#### **Motion record (for completion): Deny the Say of Demolition**

- MOTION: Deny the Stay of Demolition for 1326 Camden Avenue (same owner as prior case) and return the property to the demolition list.
  - Moved by: \_\_\_ Faciana \_\_\_\_\_
  - Seconded by: \_\_\_ Carrion \_\_\_\_\_
    - Member: \_\_\_ Ivancic \_\_\_\_\_ –  Aye  Nay
    - Member: \_\_\_ Woodruff \_\_\_\_\_ –  Aye  Nay
    - Member: \_\_\_ Faciana \_\_\_\_\_ –  Aye  Nay
    - Member: **Ben Webber** –  Aye  Nay
    - Member: **Nick Murray** –  Aye  Nay
  - Result:  Carried  Failed

### 5.4 Case – No. 065-2024

**PPN:** 02-01-006-117-018

**Address:** 1113 West 10th Street

**Owners:** All American Home Renovators LLC & Ogletree Multi Services LLC

**Owner's Update (Ogletree Multi Services):**

- Reported **substantial exterior progress**:
  - Siding, windows, doors completed.
  - Roof approximately **98% complete**; shingles on, awaiting good weather to finish and call for inspection.
- Electrical permits and inspection were being arranged; the owner referred to working with staff on plans.

**Board/Staff:**

- Staff asked clarifying questions about previous submissions and progress.
- No objections raised by the public.

**Board Action:**

A motion was made to **continue the Stay of Demolition** for this property. The motion was seconded and, on voice vote, **the motion carried**.

**Motion record (for completion): Continue the Stay of Demolition**

- MOTION: Continue the Stay of Demolition for 1113 West 10th Street.
  - Moved by: \_Faciana\_\_\_\_\_
  - Seconded by: \_Woodruff\_\_\_\_\_
  - Vote:
    - Ayes: \_\_X\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

**5.5 Case – No. 046-2024**

**PPN:** 02-01-003-175-007

**Address:** 615 West 23rd Street

**Owner:** Silas Bucks

**Owner's Update (Mr. Bucks):**

- Reported that:
  - The **exterior is largely “buttoned up”** as requested previously.
  - Some exterior lighting work is being done by “Wesley.”
  - Financial and medical hardships have slowed progress.

- Noted that **grass is about three feet tall** due to mower and vehicle issues.

**Staff Comments:**

- Staff confirmed the owner has been **open and communicative** and making **slow but steady progress**, taking appropriate steps despite hardships.
- The Chair advised that the City's **grass-cutting program** is beginning soon; if the City must cut the grass, a **lien** will be placed on the property. Owner stated he is working on the mower and intends to mow himself.

**Board Questions:**

- A board member asked about **next steps for the next 30 days**.
  - Mr. Bucks stated he plans to:
    - Obtain new **window permit** (prior one expired).
    - Obtain **insulation/drywall permit**, and **plumbing permit** (limited scope).
    - Possibly obtain a permit to repair a porch column/sagging support.
- Staff offered to meet with Mr. Bucks **later that day or the next** to review required permits and help clarify what is needed.

**Public Comment:** None.

**Board Action:**

A motion was made to **Continue the Stay of Demolition** at 615 West 23rd Street. The motion was seconded and, on voice vote, **the motion carried**.

**Motion record (for completion): Continue the Stay of Demolition**

- MOTION: Continue the Stay of Demolition at 615 West 23rd Street.
  - Moved by: \_\_\_Faciana\_\_\_\_\_
  - Seconded by: \_Ivancic\_\_\_\_\_
  - Vote:
    - Ayes: \_\_\_X\_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

**5.6 Case – No. 015-2025**

**PPN:** 02-01-005-109-025 & 02-01-005-109-025 (544 and 546)

**Address:** 544 & 546 Reed Avenue

**Owner:** Dr. Moody

**Owner's Update:**

- Reported that:
  - **Electrical permits** have been obtained.
  - **Meter sockets** were inspected and electricity turned on.
  - **Insulation inspected and passed.**
  - **Drywall hanging is about to begin.**
  - Project is **ahead of original schedule**, now anticipating completion in late May or June rather than July.

**Board/Staff:**

- No adverse comments were raised; members expressed approval of progress.

**Board Action:**

A motion was made to **Continue the Stay of Demolition** for 544/546 Reed Avenue. The motion was seconded and, on voice vote, **the motion carried.**

**Motion record (for completion): Continue the Stay of Demolition**

- MOTION: Continue the Stay of Demolition for 544 & 546 Reed Avenue.
  - Moved by: \_\_\_Faciana\_\_\_\_\_
  - Seconded by: \_\_Woodruff\_\_\_\_\_
  - Vote:
    - Ayes: \_\_\_X\_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

**5.7 Case – No. 014-2025**

**PPN:** 03-00-088-101-020

**Address:** 1769 East 28th Street

**Owner:** Queens Corner

**Owner's Update:**

- Owner reported:
  - Working with **Triple A** for **roofing and masonry**; permits expected to be pulled **in May**.
  - Ongoing **cleanup**, including removal of trees/vegetation that exposed masonry areas needing tuckpointing.
  - Acknowledged the property has been an **eyesore** and is working to improve the exterior shell.

- Regarding taxes: there is an indicated balance of **\$10,321.14**; owner stated they are **tax-exempt** and are **processing a tax-exempt application with the county** and entering a payment plan, after which back taxes may be addressed/removed.

**Staff/Board Comments:**

- Staff requested **verification of tax-exempt status** when available.
- Board emphasized the importance of **immediately addressing the building envelope** (roof, masonry, windows) to protect the structure.

**Board Action:**

A motion was made to **Continue the Stay of Demolition** for 1769 East 28th Street. The motion was seconded and, on voice vote, **the motion carried**.

**Motion record (for completion): Continue the Stay of Demolition**

- MOTION: Continue the Stay of Demolition for 1769 East 28th Street (Queens Corner).
  - Moved by: \_\_\_\_\_ Faciana \_\_\_\_\_
  - Seconded by: \_\_\_\_\_ Ivancic \_\_\_\_\_
  - Vote:
    - Ayes: \_\_\_\_\_ X \_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

**5.8 Case – No. 024-2025**

**PPN:** 02-01-003-110-048

**Address:** 446 Delaware Avenue

**Owner:** Advanced Living Modules (Representative: Artist Taylor)

**Owner’s Update (Artist Taylor):**

- From the last meeting, reported:
  - **New doors installed.**
  - **Siding largely completed**, except where active work is ongoing.
  - **New windows and trims were installed.**
  - Ongoing work on the **porch**.
  - Next steps: **electrical and insulation** work.
- Requested **continuation of the Stay of Demolition** to allow progress to continue.
- Stated willingness to address any specific board concerns.

**Staff Comments:**

- Building department requested an **interior walkthrough** with Mr. Taylor to:
  - Assess interior progress.
  - Gauge remaining work and timing.
- Mr. Taylor agreed to schedule a visit, to be arranged by phone or email.
- The Chair reported that he **personally visited the property** the previous evening and confirmed visible **exterior progress**.

**Board/Health Comments:**

- City Engineer raised concerns about potential **lead in service lines** in abandoned/older homes and asked owners to test/notify as needed.
- Public Health representative thanked Mr. Taylor for **providing clear documentation and photos** of progress, as previously requested.

**Board Action:**

A motion was made to **Continue the Stay of Demolition** for 446 Delaware Avenue. The motion was seconded and, on voice vote, **the motion carried**.

**Motion record (for completion): Continue the Stay of Demolition**

- MOTION: Continue the Stay of Demolition at 446 Delaware Avenue.
  - Moved by: \_\_\_Faciana\_\_\_\_\_
  - Seconded by: \_\_\_Woodruff\_\_\_\_\_
  - Vote:
    - Ayes: \_\_\_X\_\_\_\_\_
    - Nays: \_\_\_\_\_
    - Abstentions: \_\_\_\_\_
  - Result:  Carried  Failed

**6. Policy / Procedure Discussion (No Action Taken)**

Chair Carrion opened a **general discussion** on Board procedures and consistency:

- Concern that the Board is **not consistently receiving written reports and photographs** from property owners, despite prior instructions that materials be submitted at least **one week before the meeting**.
- Chair suggested an item be **placed on next month's agenda** to:
  - Formalize a rule requiring **written progress updates, timelines, and photos**.
  - Clarify consequences for **failure to submit** such materials.

### Staff (Building Department) Comments:

- Staff referenced **proposed policy updates** developed earlier in the year, to be brought back **next month for Board vote**.
- Noted that the ordinance states the Board “**may**” **terminate** a stay when required reports are not submitted, preserving Board discretion in individual cases.
- Confirmed that new written policies will clarify:
  - Required monthly reports.
  - Conditions under which stays may be continued or terminated.

### Board Comments:

- Discussion about the earlier **Camden Avenue case**, where a property owner with prior good progress failed to attend and the stay was denied; some members acknowledged personal discomfort but emphasized **consistency and fairness**.
- Health representative reiterated that **consistency is critical**, even when it results in difficult individual outcomes.

No formal motions or votes were taken during this discussion.

## 7. Miscellaneous and Public Comment


- No additional miscellaneous items or public comments were brought forward beyond those noted in individual cases.

## 8. Adjournment

There being no further business, a motion was made to **adjourn** the meeting. The motion was seconded and, on voice vote, **the motion carried**.

The meeting was adjourned at 9:49 A.M.

### Motion record (for completion):

- MOTION: Adjourn the meeting.
  - Moved by: Rey Carrion
  - Approval:
  - Approved by: 

Date: 5/11/2026

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**Minutes prepared by:**

Name:   Kandee Cummins  

Title:   Demo Board Recording Secretary  

Date:   April 22, 2026

**Demolition Board of Appeals**

**a.**

**Meeting Date:** 05/21/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
002-2026	03-00-094-109-004	2925-2931 Grove Ave	FGSK Properties LLC	\$8,386.36

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**Attachments**

2925-2931 Grove App

3250 Pearl Pictures

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# 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.**

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.

05/11/2028

Requester Information  
1834 PROPERTIES, LLC  
1795 E 36TH ST  
LOMA, OH 44885-2801

Summary of Deposit Account

Account Number	Account Type	Open Date	Current Balance	Avy Balance (1 mo)
[REDACTED]	Open Business Savings	05/11/18	\$24,012.08	\$24,012.08

Requester Information  
1834 PROPERTIES, LLC  
1795 E 36TH ST  
LOMA, OH 44885-2801

Deposit Account 8128 on Summary report completed by:

R. J. KAHN, OCCASIO  
(914) 284-8800  
Souliver

PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELYED UPON BY CHASE, N.A.

This letter is intended to provide information to you regarding the status of your account. The information provided in this letter is based on the information we have on file for your account as of the date of this letter. It is not intended to constitute an offer of any financial product or service, nor is it intended to constitute an offer of any insurance product. The information provided in this letter is not intended to be used as a basis for any investment decision. The information provided in this letter is not intended to be used as a basis for any investment decision. The information provided in this letter is not intended to be used as a basis for any investment decision. The information provided in this letter is not intended to be used as a basis for any investment decision.

## Cummins, Kandee

---

**From:** Arocho, Andres  
**Sent:** Thursday, May 14, 2026 11:46 AM  
**To:** Cummins, Kandee  
**Subject:** Fw: 3326 camden

### Andres Arocho

Housing Inspector Supervisor  
City of Lorain  
200 West Erie Ave – 5<sup>th</sup> Floor  
(440) 204 – 2301 - Office  
(440) 752 – 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



---

**From:** William Lundberg <[wrlundberg@live.com](mailto:wrlundberg@live.com)>  
**Sent:** Thursday, May 14, 2026 10:46 AM  
**To:** Arocho, Andres <[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)>  
**Subject:** 3326 camden

**Warning: Unusual sender** <[wrlundberg@live.com](mailto:wrlundberg@live.com)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

All drywall is complete and finished in entire home ready for textured ceilings then on to paint.  
I cut down all saplings and trees along driveway and side of garage and going to rent mini excavator to dig out stumps.  
Have tub in place in full bath and a toilet in place in have bath.

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone  
Get [Outlook for Android](#)

## Cummins, Kandee

---

**From:** Arocho, Andres  
**Sent:** Thursday, May 14, 2026 11:48 AM  
**To:** Cummins, Kandee  
**Cc:** Faciana, David  
**Subject:** Fw: 3250 Peral Ave Pictures

updates

### Andres Arocho

Housing Inspector Supervisor  
City of Lorain  
200 West Erie Ave – 5<sup>th</sup> Floor  
(440) 204 – 2301 - Office  
(440) 752 – 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



---

**From:** Samantha Wooten <[sammiewooten18@icloud.com](mailto:sammiewooten18@icloud.com)>  
**Sent:** Thursday, May 14, 2026 8:34 AM  
**To:** Arocho, Andres <[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)>  
**Subject:** 3250 Peral Ave Pictures

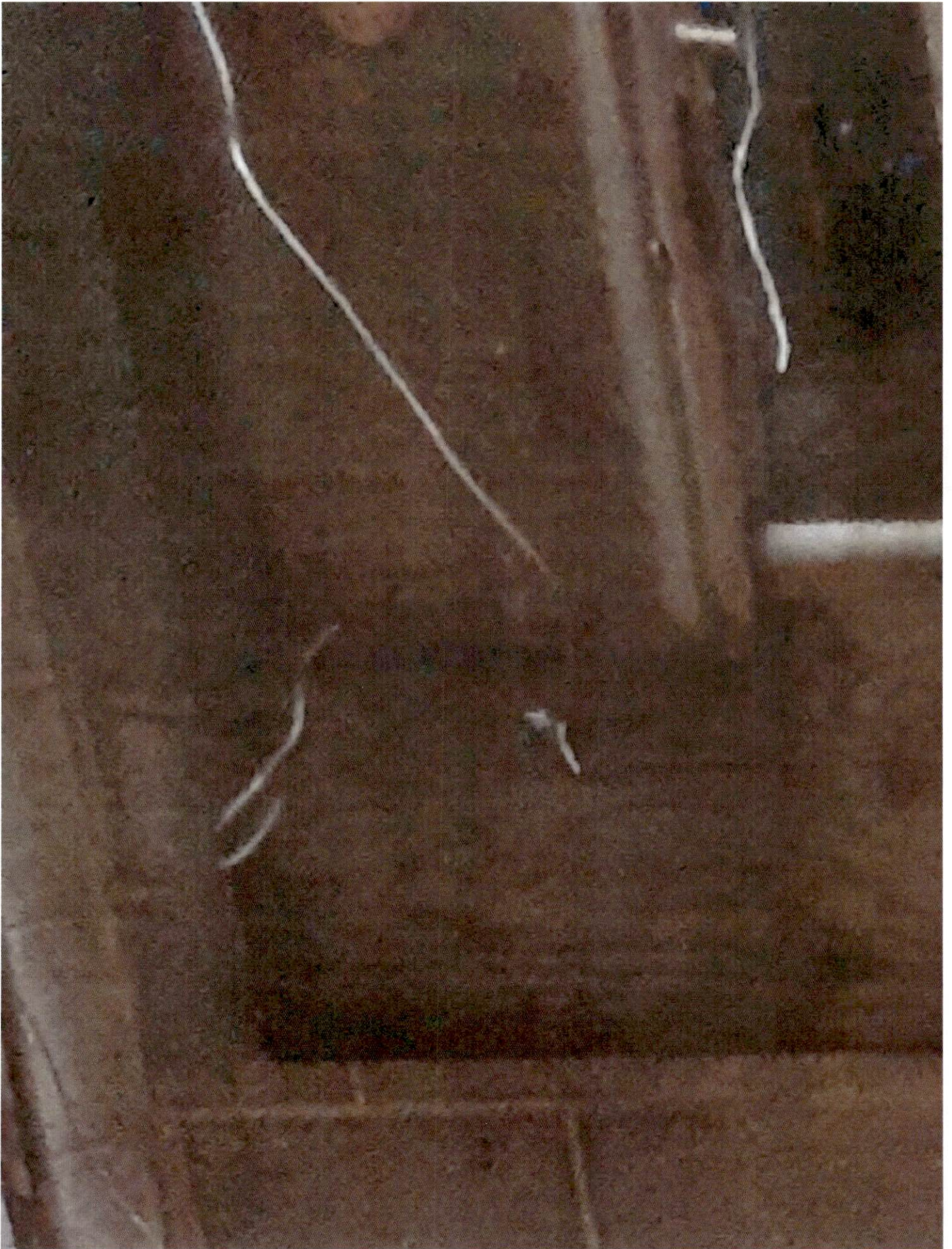
Warning: Unusual sender <[sammiewooten18@icloud.com](mailto:sammiewooten18@icloud.com)>

You don't usually receive emails from this address.  
Make sure you trust this sender before taking any actions.

Before pictures



After Pictures





**Demolition Board of Appeals**

**b.**

**Meeting Date:** 05/21/2026

---

**Case**

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

---

**Attachments**

3250 Pearl Ave App  
2925-2931 Grove Picture

---



# 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 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.

- 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

## Cummins, Kandee

---

**From:** Arocho, Andres  
**Sent:** Thursday, May 14, 2026 11:46 AM  
**To:** Cummins, Kandee  
**Subject:** Fw: 3326 camden

### Andres Arocho

Housing Inspector Supervisor  
City of Lorain  
200 West Erie Ave – 5<sup>th</sup> Floor  
(440) 204 – 2301 - Office  
(440) 752 – 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



---

**From:** William Lundberg <[wrlundberg@live.com](mailto:wrlundberg@live.com)>  
**Sent:** Thursday, May 14, 2026 10:46 AM  
**To:** Arocho, Andres <[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)>  
**Subject:** 3326 camden

**Warning: Unusual sender** <[wrlundberg@live.com](mailto:wrlundberg@live.com)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

All drywall is complete and finished in entire home ready for textured ceilings then on to paint.  
I cut down all saplings and trees along driveway and side of garage and going to rent mini excavator to dig out stumps.  
Have tub in place in full bath and a toilet in place in have bath.

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone  
Get [Outlook for Android](#)

## Cummins, Kandee

---

**From:** Arocho, Andres  
**Sent:** Thursday, May 14, 2026 11:48 AM  
**To:** Cummins, Kandee  
**Cc:** Faciana, David  
**Subject:** Fw: 3250 Peral Ave Pictures

updates

### Andres Arocho

Housing Inspector Supervisor  
City of Lorain  
200 West Erie Ave – 5<sup>th</sup> Floor  
(440) 204 – 2301 - Office  
(440) 752 – 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



---

**From:** Samantha Wooten <sammiewooten18@icloud.com>  
**Sent:** Thursday, May 14, 2026 8:34 AM  
**To:** Arocho, Andres <Andres\_Arocho@cityoflorain.org>  
**Subject:** 3250 Peral Ave Pictures

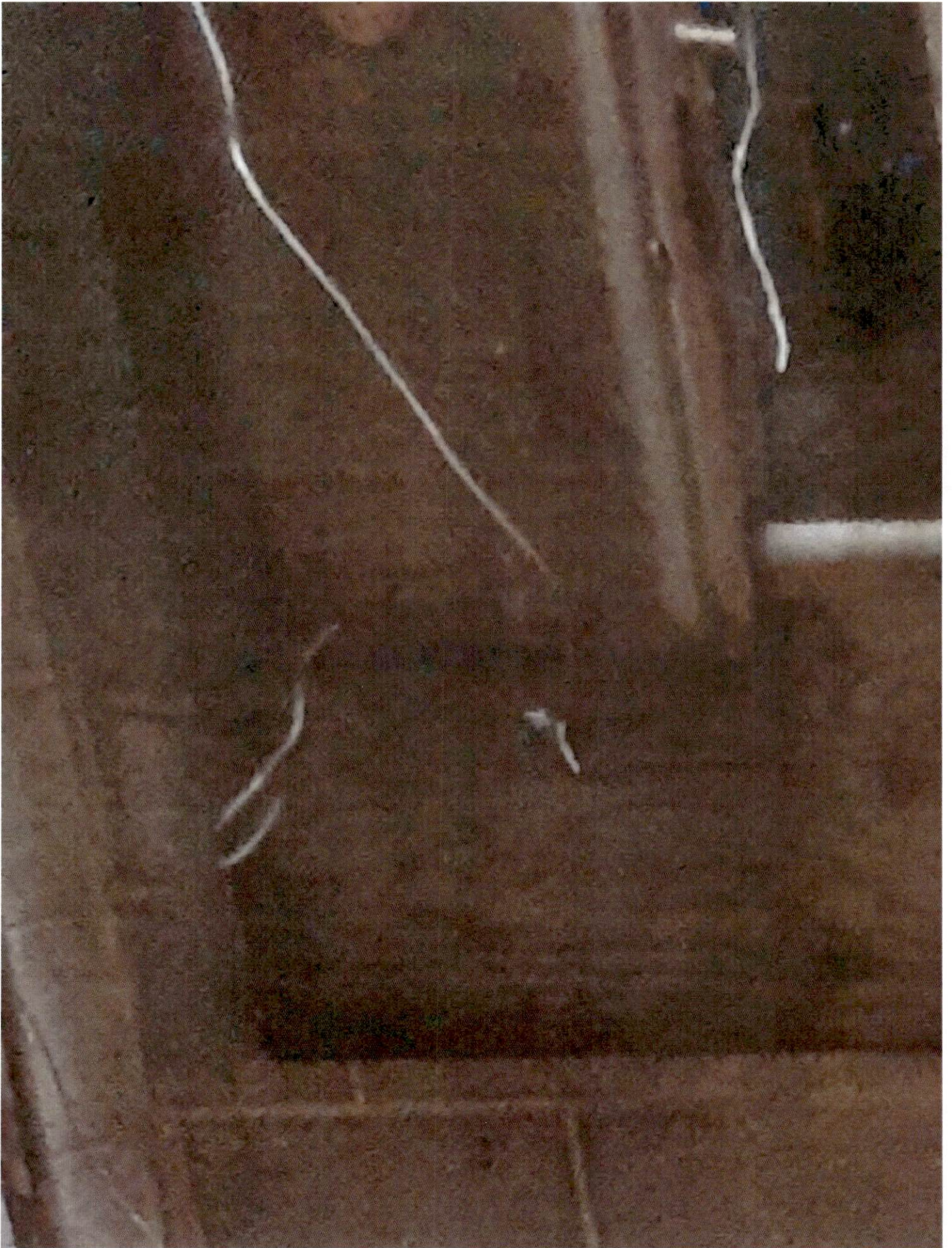
Warning: Unusual sender <sammiewooten18@icloud.com>

You don't usually receive emails from this address.  
Make sure you trust this sender before taking any actions.

Before pictures



After Pictures





**Demolition Board of Appeals**

**c.**

**Meeting Date:** 05/21/2026

---

**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$276.16

---

**Attachments**

Demo App 5-14-26  
3144 Camden Update

---



# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date:	5-14-2026
<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Card <input type="checkbox"/> Check#
Total Fee:	\$250.00
Demo Board Case #:	2026 - <del>3132</del> 3132

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 William R Lundberg Phone 440-653-1733 Email wrlundberg@live.com

Owner's Full Address 253 Cove Beach Ave Sheffield Lake OH 44054

Applicant's Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant's Full address \_\_\_\_\_

### DESCRIPTION OF PROPERTY

Property Type:  Residential  Commercial

Property Address 3144 Condens Ave Permanent Parcel #: 03-00-082-114-006

Estimated Cost of Repairs \_\_\_\_\_ 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.

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- 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.

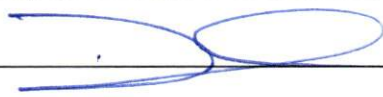
The owner, or the owner's authorized agent or contractor, shall, within 15 days after the Board grants a stay of the demolition order, apply for the permits required to commence construction in accordance with the approved schedule for the work required to perform the necessary repairs. (The owner or 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 5-14-2026

Chief Building Official  \_\_\_\_\_

Date 5/14/26



RECEIVED  
OCT 10 2025  
City of Lorain  
BY: \_\_\_\_\_

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date: <u>10/10/2025</u>
<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Card <input type="checkbox"/> Check# _____
Total Fee: \$250.00
Demo Board Case #: _____
<u>2025-5348</u>

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

*I'm sorry but due to prior obligations I will not be able to attend Oct meeting*

### GENERAL INFORMATION

Applicant:  Owner  Owner's Agent

Owner's Name William R Lundberg Phone 440 653 1733 Email wrlundberg@live.com

Owner's Full Address 253 Cove Beach Ave Sheffield Lake OH 44054

Applicant's Name William R Lundberg Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant's Full address \_\_\_\_\_

### DESCRIPTION OF PROPERTY

Property Type:  Residential  Commercial

Property Address 3144 Camden Ave Permanent Parcel #: \_\_\_\_\_

Estimated Cost of Repairs \$25,000 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

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.

Re wire

Re Plumb

New Insulation

New Dry wall

New Siding

New windows + Doors

Clean up property

New Kitchen

New Bath Room

Interior Door

Flooring

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.

Wire Home	\$1,900	
Plumbing	\$1,200	
Insulate Walls + Attic	\$1,600 <sup>00</sup>	
Dry wall Entire Home	\$2,500 <sup>00</sup>	
Remodel Kitchen	\$4,500 <sup>00</sup>	
Remodel Bathroom	\$2,500 <sup>00</sup>	
Install new windows	\$2,400 <sup>00</sup>	
Install new Exterior Doors	\$700 <sup>00</sup>	
Install new Interior Doors	\$1,100 <sup>00</sup>	
Reside Home	\$4,500 <sup>00</sup>	
Clean up Property	\$500 <sup>00</sup>	
Install New Flooring	\$2,900 <sup>00</sup>	
Paint Interior of Home	\$600	
		Total
		\$26,900

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.

Oct 15<sup>th</sup>  
To  
Nov 15<sup>th</sup> Secure Property Clean up and Demo  
Submit Plans

Nov 15<sup>th</sup> Install windows

Dec 15<sup>th</sup> Start Foundation & Framing for Addition  
Start Siding

Dec 15<sup>th</sup> Roof Electrical plumbing

Jan 15<sup>th</sup> ~~Roof~~ HVAC

Jan 15<sup>th</sup> Insulation, drywall,

Feb 15<sup>th</sup> Paint

Feb 15<sup>th</sup> Kitchen cabinets Flooring trim

March 15<sup>th</sup>

March 15<sup>th</sup> Finish Electric, Finish plumbing

April 15<sup>th</sup> Finish HVAC

Hope To Have up For Sale mid to Late April



Account and Balance Verification

**NOTICE TO CUSTOMER:** This is a summary of information concerning your account. This summary only reflects transactions that have posted to your account through the date of this summary. You may have pending transactions that are not reflected on this summary that may change your account balance.

Customer Name: WILLIAM R LUNDBERG

Routing Number: [REDACTED]

Account Number: [REDACTED]

Account Opening Date: 06/26/2014

Account Balance: 31,788.02

Six-Month Average Balance: 7442.00

Last Deposit Date: 09/30/2025

Last Deposit Amount: 403.62

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Huntington Signature *Sarah E Gardner*

Date 10-7-25

Colleague Name(Print): Sarah E Gardner

Title: BANKER

Email : Sarah.e.Gardner@huntington.com

Phone: 440-933-2821

Branch Address: 520 Avon Belden Road Avon Lake, OH 44012

### 1523.15 REQUEST TO STAY THE ORDER OF THE DEMOLITION BOARD TO MAKE REPAIRS.

- (a) The owner of a parcel of real property, or a person or entity that has entered into an agreement with the owner for the applicant's purchase of property, may file an application with the Demolition Board of Appeals (hereinafter sometimes referred to as the "Board") requesting a stay of an order of demolition that has been issued by either the Chief Building Official or the Demolition Board of Appeals to provide the applicant with a designated time period to repair the property. The agreement between the owner of the property and the applicant must be a binding written agreement. The agreement may, but is not required to be contingent upon Demolition Board's grant of stay pending the repairs.
- (b) The Applicant shall pay an application fee of \$250.00 upon submission of application.
- (c) The application for a stay of an Order of Demolition shall be submitted to the Demolition Board of Appeals upon a form application that has been approved by the Demolition Board of Appeals.
- (d) The applicant shall submit the following information and supporting documentation with the Application:
- (1) 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.
  - (2) A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
    - A. 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
    - B. 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.
    - C. 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.
  - (3) A detailed time line 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.
  - (4) Verification that the applicant has sufficient funds available to complete the required repairs.
  - (5) The owner of the property shall provide written authorization to 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.
  - (6) The Chief Building Official shall review the application to be prepared, upon a request of the Board, to provide an oral statement to the Board concerning whether the applicant's proposed plan, when completed, will likely result in the repair and/or abatement of the conditions that resulted in the property having been declared a public nuisance and the order of demolition to have been issued.
  - (7) The owner and the applicant shall acknowledge, in writing, 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 shall 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.
  - (8) The Board, in conjunction with the issuance of any order staying an existing demolition order for any property or structure may impose such conditions as the Board deems appropriate and reasonable, including, but not limited to any of the following items:
    - A. A requirement that the applicant provide proof that the Applicant has sufficient funds on deposit or otherwise available to complete the repairs in accordance with the time line set forth in the application or as approved by the Board.
    - B. The repairs and improvements are to be completed pursuant to a schedule approved by the Board.
    - C. All of the repairs are completed by a date set by the Board.
    - D. The property and structures will be subject to inspection by the City of Lorain Building inspectors, and such other departments and officials, including, but not limited to the fire department and the health department, as may be recommended by the Chief Building Official, at such times as the Chief Building Official deems appropriate.
  - (9) 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 time line for the stay of the demolition order to remain in effect.)
  - (10) 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 on a monthly basis to publicly address the status of the repair work on and answer any questions from the Board.
  - (11) The Board may terminate the stay in the event any one of the following events or conditions occur:
    - A. The Applicant, or the Applicant's authorized representative, fails to apply for the required permits on a timely basis
    - B. The Applicant, or the Applicant's authorized representative fails to submit the required written reports or fails to appear before the Board on monthly basis to report on the status of the repair work;
    - C. The repairs are not being completed in accordance with schedule approved by the Board;
    - D. The repairs have not been completed with the time period set by the Board; or
    - E. The Owner or the Applicant fails to allow the City or other governmental bodies or agencies full access to the property and the interior and exterior of the structures to conduct all requested inspections.
  - (12) The Board, upon being presented with evidence that the applicant has completed the required repairs and that the property is no longer unsafe or a public nuisance, may then consider a motion to rescind the demolition order for the structures located upon the property. The decision to rescind the demolition order for any property or structure shall require the affirmative vote of two thirds of the members of the Board.
  - (13) Any sale or transfer of the Property must comply with the City's point of sale ordinance.  
(Ord. 83-18. Passed 6-18-18.)

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) 204-2030  
Email: bhp@cityoflorain.org

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.

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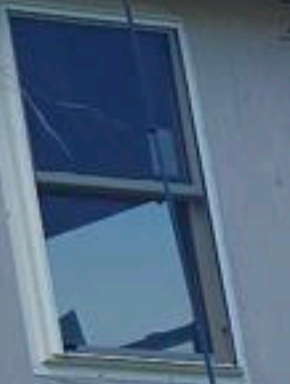
In signing this application, the applicant hereby attests to the truth and accuracy of all information supplied and submitted on and with this application and acknowledge receipt of a copy of Chapter 1523.15 Request to Stay the Order of the Demolition Board to Make Repairs.

Applicant Signature   
Chief Building Official 

Date Sept 16, 2025  
Date 10/30/25







REX WRAP  
APOLLO SIDING SUPPLY CO.  
440-942-4647

**Demolition Board of Appeals**

**d.**

**Meeting Date:** 05/21/2026

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**Case**

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

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**Attachments**

Demo App 5-14-26  
3326 Camden Pictures  
3326 Camden Notes

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# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date:	<u>5-14-2026</u>		
<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Card	<input type="checkbox"/> Check#	_____
Total Fee:	<u>\$250.00</u>		
Demo Board Case #:	_____		
	<u>2026-3131</u>		

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### GENERAL INFORMATION

Applicant:  Owner  Owner's Agent

Owner's Name William R Lundberg Phone 440-653-1733 Email wrlundberg@live.com

Owner's Full Address 253 Cove Beach Ave Sheffield Lake Ohio 44054

Applicant's Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant's Full address \_\_\_\_\_

### DESCRIPTION OF PROPERTY

Property Type:  Residential  Commercial

Property Address 3326 Camden Ave Permanent Parcel #: \_\_\_\_\_

Estimated Cost of Repairs \_\_\_\_\_ Completion Date \_\_\_\_\_

### REQUIREMENTS:

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Applicant Signature  \_\_\_\_\_

Date 5-14-2026

Chief Building Official  \_\_\_\_\_

Date 5/14/25



RECEIVED  
OCT 10 2025  
City of Lorain

### Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date:	<u>10/10/2025</u>	
<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Card	<input type="checkbox"/> Check#
Total Fee: <u>\$250.00</u>		
Demo Board Case #: <u>2025 - 5349</u>		

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Applicant's Name William R Lundberg Phone \_\_\_\_\_ Email \_\_\_\_\_

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Re Plumb

New Insulation

New Dry wall

New Siding

~~The~~ Clean up property

New windows + Doors

New Kitchen

New Bath room

Interior Doors

Flooring

EXHIBIT B  
COST ESTIMATES

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Install New Windows	\$2,400	
Install New Extension Doors	\$700	
Install New Interior Doors	\$1,100	
Reside Home	\$4,500	
Clean up property	500	
Install New Flooring Throughout Home	\$2,900	
Paint Interior	\$600	
		Total \$26,900

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.

Oct 1st  
Nov 1st Secure property Clean up

Nov 1st  
Dec 1st Demo Inside  
Clean up Property

Dec 1st Install windows Doors  
Jan 1st Secure Permits

Jan 1st Install siding  
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Feb 1st Framing Plumbing  
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March 1st Electrical Insulation

April 1st

April 1st Hvac Dry wall paint

May 1st

May 1st Cabinetry Flooring

June 1st Finish trim



Account and Balance Verification

**NOTICE TO CUSTOMER:** This is a summary of information concerning your account. This summary only reflects transactions that have posted to your account through the date of this summary. You may have pending transactions that are not reflected on this summary that may change your account balance.

Customer Name: WILLIAM R LUNDBERG

Routing Number: [REDACTED]

Account Number: [REDACTED]

Account Opening Date: 06/26/2014

Account Balance: 31,788.02

Six-Month Average Balance: 7442.00

Last Deposit Date: 09/30/2025

Last Deposit Amount: 403.62

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Huntington Signature *Sarah E Gardner*

Date 10-7-25

Colleague Name(Print): Sarah E Gardner

Title: BANKER

Email : Sarah.e.Gardner@huntington.com

Phone: 440-933-2821

Branch Address: 520 Avon Belden Road Avon Lake, OH 44012

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  - (6) The Chief Building Official shall review the application to be prepared, upon a request of the Board, to provide an oral statement to the Board concerning whether the applicant's proposed plan, when completed, will likely result in the repair and/or abatement of the conditions that resulted in the property having been declared a public nuisance and the order of demolition to have been issued.
  - (7) The owner and the applicant shall acknowledge, in writing, 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 shall 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.
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    - A. A requirement that the applicant provide proof that the Applicant has sufficient funds on deposit or otherwise available to complete the repairs in accordance with the time line set forth in the application or as approved by the Board.
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    - C. All of the repairs are completed by a date set by the Board.
    - D. The property and structures will be subject to inspection by the City of Lorain Building inspectors, and such other departments and officials, including, but not limited to the fire department and the health department, as may be recommended by the Chief Building Official, at such times as the Chief Building Official deems appropriate.
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    - C. The repairs are not being completed in accordance with schedule approved by the Board;
    - D. The repairs have not been completed with the time period set by the Board; or
    - E. The Owner or the Applicant fails to allow the City or other governmental bodies or agencies full access to the property and the interior and exterior of the structures to conduct all requested inspections.
  - (12) The Board, upon being presented with evidence that the applicant has completed the required repairs and that the property is no longer unsafe or a public nuisance, may then consider a motion to rescind the demolition order for the structures located upon the property. The decision to rescind the demolition order for any property or structure shall require the affirmative vote of two thirds of the members of the Board.
  - (13) Any sale or transfer of the Property must comply with the City's point of sale ordinance.
- (Ord. 83-18. Passed 6-18-18.)

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 Sept 16 2025

Chief Building Official 

Date 10/30/25

















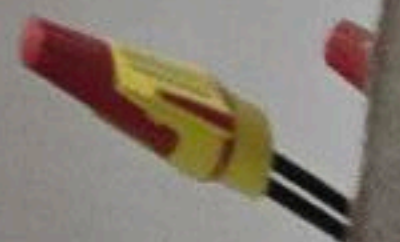












MOEN  
Graeden  
Attics  
R19-R60  
Attic Cat PINK  
Blow-In Insulation  
LOOSEFILL  
R19-R60  
COVERS 110.7 sq. ft.  
COVERS 27.5 cu. ft.  
10x LESS DUST  
REMOVABLE  
NON-IRRITATING



















## Cummins, Kandee

---

**From:** Arocho, Andres  
**Sent:** Thursday, May 14, 2026 11:46 AM  
**To:** Cummins, Kandee  
**Subject:** Fw: 3326 camden

### Andres Arocho

Housing Inspector Supervisor  
City of Lorain  
200 West Erie Ave - 5<sup>th</sup> Floor  
(440) 204 - 2301 - Office  
(440) 752 - 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



---

**From:** William Lundberg <[wrlundberg@live.com](mailto:wrlundberg@live.com)>  
**Sent:** Thursday, May 14, 2026 10:46 AM  
**To:** Arocho, Andres <[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)>  
**Subject:** 3326 camden

**Warning: Unusual sender** <[wrlundberg@live.com](mailto:wrlundberg@live.com)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

All drywall is complete and finished in entire home ready for textured ceilings then on to paint.  
I cut down all saplings and trees along driveway and side of garage and going to rent mini excavator to dig out stumps.  
Have tub in place in full bath and a toilet in place in have bath.

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone  
Get [Outlook for Android](#)

**Demolition Board of Appeals**

**a.**

**Meeting Date:** 05/21/2026

---

**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 Update

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May 14, 2026

## UPDATE ON PROPERTY AT 504 W. 24<sup>TH</sup> STREET

Owner: Diana Mishlan, 1822 Oberlin Ave., Lorain 44052

1. Bought lawnmower for the property to maintain lawn at acceptable level.
2. Electrical permit has been approved and is displayed at the property.
3. Electrical panels and grounds have been installed; approximately 60% of the wiring has been completed according to plan.
4. We consulted with a licensed plumbing company and will be re-submitting the plumbing permit by next week.
5. Completion of the duct work for the HVAC units is scheduled for next week.
6. The ground is being leveled today in order to pour concrete at the back of the house to insure proper drainage.
7. We are revising the estimated completion date of the project to July 31, 2026.

**Demolition Board of Appeals**

**b.**

**Meeting Date:** 05/21/2026

---

**Case**

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

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**Attachments**

1113 W 10th Update

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## Cummins, Kandee

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**From:** Arocho, Andres  
**Sent:** Friday, May 15, 2026 8:07 AM  
**To:** Cummins, Kandee  
**Subject:** Fw: 1113 w 10 th st progress

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

updates

### Andres Arocho

Housing Inspector Supervisor  
City of Lorain  
200 West Erie Ave - 5<sup>th</sup> Floor  
(440) 204 - 2301 - Office  
(440) 752 - 6497 - Cell  
[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)



---

**From:** CEO OGLETREE <omslc2024@icloud.com>  
**Sent:** Thursday, May 14, 2026 11:32 PM  
**To:** Arocho, Andres <Andres\_Arocho@cityoflorain.org>  
**Subject:** 1113 w 10 th st progress

Warning: Unusual sender <omslc2024@icloud.com>

You don't usually receive emails from this address.  
Make sure you trust this sender before taking any actions.

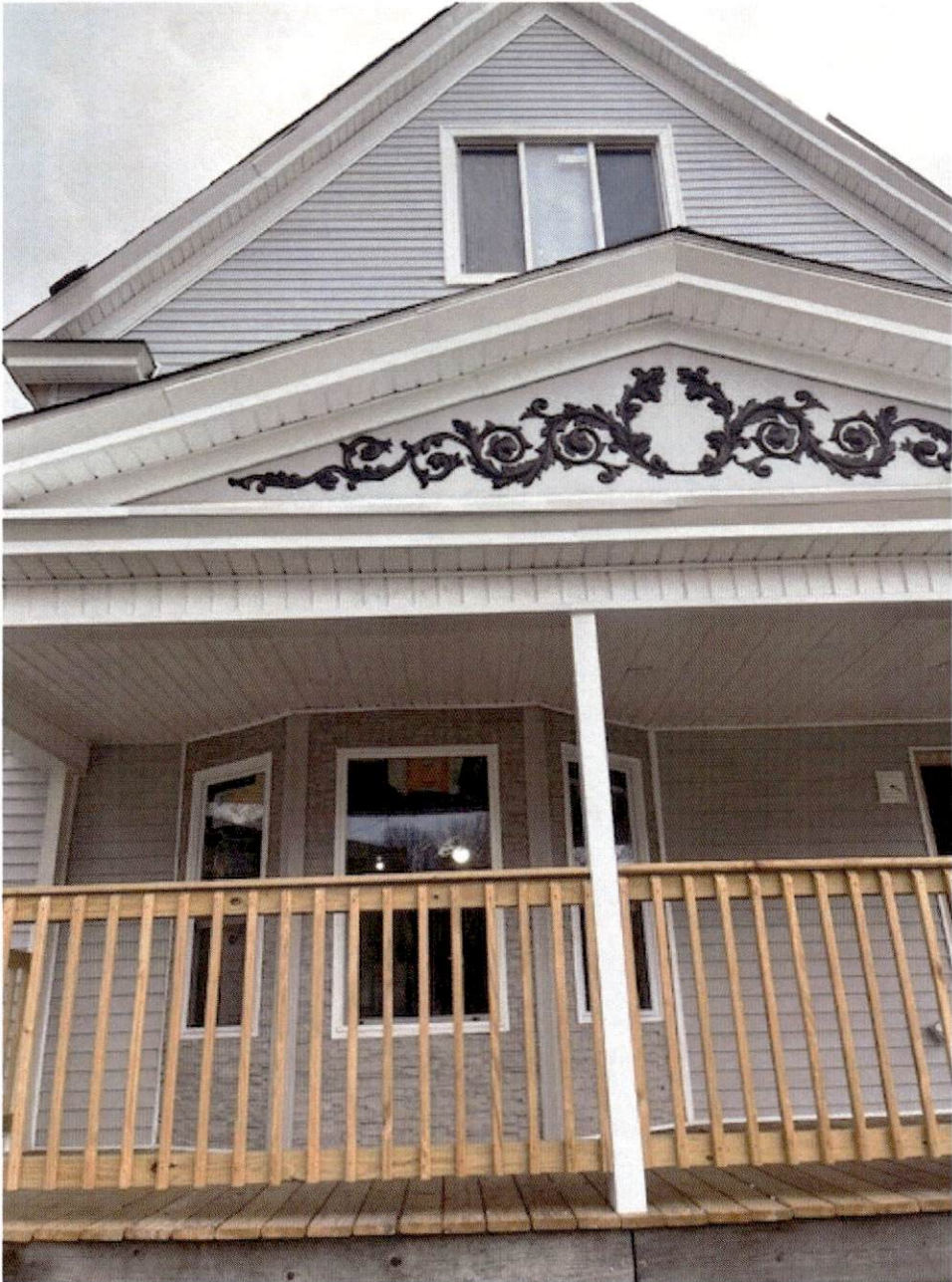
Waiting for final electrical touches  
Outside 90 percent complete  
Wasn't a very productive month but we plan to get a lot of inspection in the next coming month or so











Sent from my iPhone

**Demolition Board of Appeals**

**c.**

**Meeting Date:** 05/21/2026

---

**Case**

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

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**Attachments**

615 W 23rd Update

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615 W. 23<sup>rd</sup> St. PPN# 02-01-003-175-007 SILAS BUCHS  
May 21<sup>st</sup> 2026 UPDATE: Install of windows.



**Demolition Board of Appeals**

**d.**

**Meeting Date:** 05/21/2026

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**Case**

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

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**Demolition Board of Appeals**

e.

**Meeting Date:** 05/21/2026

---

**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
14-2025	03-00-088-101-020	1769 E 28th St	The Queens Corner	\$10,321.14

---

**Attachments**

5/21/26 Update

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**From:** Queen Marilyn <[queenmarilyn@thequeenscorner.org](mailto:queenmarilyn@thequeenscorner.org)>

**Sent:** Wednesday, May 13, 2026 2:30 PM

**To:** Faciana, David <[David\\_Faciana@cityoflorain.org](mailto:David_Faciana@cityoflorain.org)>; Carrion, Rey <[Rey\\_Carrion@cityoflorain.org](mailto:Rey_Carrion@cityoflorain.org)>; Arocho, Andres <[Andres\\_Arocho@cityoflorain.org](mailto:Andres_Arocho@cityoflorain.org)>; Kuszniir, Matt <[Matt\\_Kuszniir@cityoflorain.org](mailto:Matt_Kuszniir@cityoflorain.org)>; Williams, Tim <[Tim\\_williams@cityoflorain.org](mailto:Tim_williams@cityoflorain.org)>

**Subject:** Update Regarding Property 1769 East 28th Street. Lorain, Ohio 44055

**Warning: Unusual sender** <[queenmarilyn@thequeenscorner.org](mailto:queenmarilyn@thequeenscorner.org)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good afternoon Demo Board Members,

I hope you are doing well.

I wanted to provide an update regarding the property and the progress being made.

I recently went to the Real Estate Tax Office, and the representative there confirmed that due to the purchase of the building taking place this year, we are currently unable to apply for the tax exemption at this time. However, they were able to place us on a payment plan for the taxes. They also advised that if needed, they may be able to provide a supporting letter in July.

In addition, NovaLight Construction and Triple AAA Construction were unfortunately unable to submit the permit request this month due to being backed up on several existing projects. However, both contractors confirmed that they intend to submit for the permits at the beginning of June so work can begin on the roof repairs and masonry work, including the tuckpointing of the exterior walls.

We sincerely apologize for any inconvenience this may cause. Please know that we have continued trying to keep the area clean and maintained while moving forward with the next steps. Our intention is to have the permit application submitted no later than the second week of June so construction work can officially begin.

We appreciate your patience, understanding, and continued consideration as we work diligently to stabilize and restore the property.

Respectfully,

Marilyn Vicente

--

**Marilyn Vicente**  
**Executive Director**  
**The Queen's Corner**



Office: 440-550-4795



[www.thequeenscorner.org](http://www.thequeenscorner.org)

**NO Child is for Sale!!!**



**Demolition Board of Appeals**

f.

**Meeting Date:** 05/21/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
24-2025	02-01-003110-048	446 Delaware Ave	Advanced Living Modules	\$2,491.50

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**Attachments**

446 Delaware Update

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This report provides an updated summary of the continued rehabilitation progress at 446 Delaware.

Updated before and after photographs are included to document the continued transformation and current condition of the property. Since the previous meeting, work has continued moving forward in a structured and deliberate manner, with the project now transitioning toward the next major phase of development.

---

### Front Porch Completion

The front porch project has now been fully completed.

Completed improvements include:

- Updated modern railing design
- Fully enclosed under-porch area
- New steps and handrails
- Full exterior painting
- Installation of composite decking for long-term durability and reduced maintenance

This completed phase has significantly improved both the appearance and functionality of the property while providing a safer, more secure, and more durable entrance structure.

---

### Recent Progress

Since the last report, substantial progress has continued on the exterior and site preparation portions of the project.

- Large side porch structure has been demolished and fully prepped for reconstruction
- Exterior work and weatherproofing preparation have continued
- Property remains cleaned and maintained
- Unsafe materials and construction waste have been properly removed and discarded
- Work areas remain organized and accessible for continued construction activity

The property continues to present as an active rehabilitation project with ongoing visible progress.

---

### Side Porch Reconstruction & Electrical Preparation

The next major milestone for the project is the electrical phase. However, before electrical installation can properly begin, the side porch reconstruction must first be completed.

This portion of the project is critical for several reasons:

- Electricians require safe and secure access to the second-story units
- The final porch layout must be established before conduits and electrical lines are installed on that side of the building
- Exterior finishing elements, including siding and porch lighting locations, must be finalized before exterior electrical boxes and meter placement can be properly completed

Based on recommendations provided by the electrician involved with the project, completing the porch reconstruction first is the most efficient and practical course of action in order to avoid interruptions, revisions, or unnecessary return work during the electrical installation phase.

This step represents a major structural and logistical milestone in the overall rehabilitation process.

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#### Current Construction Status

Work continues to progress in a consistent and organized manner.

At this stage:

- The property has been stabilized
- Major exterior work has substantially advanced
- The project is actively transitioning into systems preparation and installation

Tyvek house wrapping is expected to be fully completed by the time of the upcoming meeting next week.

The property is no longer sitting idle or in a neglected condition. It is actively being rehabilitated in phases to ensure the work is completed correctly and efficiently.

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#### Next Steps

- Complete side porch reconstruction
- Finalize Tyvek wrapping and exterior preparation
- Begin electrical rough-in and systems installation
- Continue interior framing and preparation work
- Advance toward plumbing and HVAC phases following electrical progress

---

Closing

The project continues moving forward with measurable progress and ongoing investment into the property.

While certain phases of construction require proper sequencing before the next stage can begin, each completed step is moving the property closer toward full rehabilitation and compliance.

Allowing the project to continue supports the progress already made and ensures the best outcome for the property and the surrounding area.

Based on the continued progress, visible improvements, active construction status, and ongoing investment into the property, it is respectfully requested that the current stay of demolition remain in place to allow rehabilitation efforts to continue uninterrupted.

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Best Regards,

Artis Taylor III

Founder @ Advanced Living Modules









446 Delaware May Progress Report

PROPERTY REHABILITATION STATUS REPORT (PROGRESS UPDATE)

Prepared For: City of Lorain Demolition Board

Prepared By: Advanced Living Modules Inc

Principal: Artis Taylor

Date: 05/13/2026

Property Address: 446 Delaware Ave, Lorain, Ohio

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Overview