



# CITY OF LORAIN

## Demolition Board of Appeals

**Rey Carrion**  
Chairman

**Dave Faciana**  
Chief Building official

**Kandee Cummins**  
Recording Secretary

### CITY OF LORAIN

### DEMOLITION BOARD OF APPEALS

#### REGULAR MEETING MINUTES

**Meeting Date:** May 21, 2026  
**Meeting Title:** Demo 5-21-26  
**Location:** City Hall – Council Chambers  
**Time Called to Order:** 9:00 A.M.

#### ROLL CALL

##### Present:

- Tim Williams, Deputy Safety Service Director
- Dave Faciana, Chief Building Official
- Mark Ivancic, Mayoral Appointee
- Rachel Woodward, Lorain County Public Health
- Ryan Bowers, Lorain Fire Department
- Gwen Fry, Engineering Department Representative
- Paul Sopko, Electrical Inspector

A quorum was present.

#### APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made to approve the March and April 2026 meeting minutes.

**Motion Made By:** Dave Faciana

**Seconded By:** Paul Sopko

**Motion Carried:**  Yes  No

#### New Business

#### DEMOLITION STAY APPLICATIONS

**Case No. 002-2026**

**2925-2931 Grove Avenue**

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

**Owner: FGSK Properties LLC**

The owner provided an update regarding ongoing cleanup efforts, exterior washing, and plans for future renovation of the structure. Board discussion centered on the lack of substantial progress, delinquent taxes, and the need for professional design services and permits prior to commencement of commercial renovations.



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Following discussion, the Board determined that additional time would be granted subject to specific conditions.

### Motion

A motion was made to grant a thirty (30) day stay of demolition contingent upon:

1. Retention of an architect.
2. Establishment of a tax payment plan or payment of outstanding taxes.
3. Obtaining all required permits.

**Motion Made By:** Rachel Woodruff

**Seconded By:** Ryan Bowers

**Motion Carried:**  Yes  No

### Case No. 003-2026

**3250 Pearl Avenue**

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

**Owner:** Samantha Wooten

The owner reported ongoing cleanup activities. Staff discussed environmental concerns associated with the former gas station use, including underground storage tanks and the pending Phase II environmental assessment.

The Board discussed the scope of rehabilitation necessary and the need for professional oversight.

### Motion

A motion was made to grant a thirty (30) day stay of demolition contingent upon:

1. Retention of an architect.
2. Establishment of a tax payment plan or payment of outstanding taxes.
3. Obtaining all required permits.

**Motion Made By:** Dave Faciana

**Seconded By:** Ryan Bowers

**Motion Carried:**  Yes  No

### Case No. 20-2025

**3144 Camden Avenue**

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

**Owner:** William Lundberg

The owner reported completion of roof repairs and fascia replacement and outlined plans for continued rehabilitation. Staff noted consistent progress, proper permitting, and cooperation with the Building Department.

### Motion

A motion was made to continue the stay of demolition.

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052



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**Motion Made By:** Dave Faciana

**Seconded By:** Rachel Woodruff

**Motion Carried:**  Yes  No

### Case No. 23-2025

**3326 Camden Avenue**

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

**Owner:** William Lundberg

The owner reported substantial interior improvements, including drywall completion and finishing work.

### Motion

A motion was made to continue the stay of demolition.

**Motion Made By:** Dave Faciana

**Seconded By:** Paul Sopko

**Motion Carried:**  Yes  No

### Case No. 01-2026

**504 West 24th Street**

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

**Owner:** Diana Michelin

The owner provided updates regarding drainage improvements, electrical work, plumbing plans, and HVAC installation.

### Motion

A motion was made to continue the stay of demolition.

**Motion Made By:** Paul Sopko

**Seconded By:** Dave Faciana

**Motion Carried:**  Yes  No

### Case No. 65-2025

**1113 West 10th Street**

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

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

The owners reported continued progress on HVAC, electrical, plumbing, and fire alarm systems. Staff acknowledged significant improvement to the property.

### Motion

A motion was made to continue the stay of demolition.

**Motion Made By:** Dave Faciana

**Seconded By:** Rachel Woodruff

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) 204-2080

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**Motion Carried:**  Yes  No

**Case No. 46-2024**

**615 West 23rd Street**

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

**Owner: Silas Buchs**

The owner discussed window replacement activities and future plans for completion of exterior improvements.

**Motion**

A motion was made to continue the stay of demolition.

**Motion Made By:** Paul Sopko

**Seconded By:** Dave Faciana

**Motion Carried:**  Yes  No

**Case No. 15-2025**

**544 & 546 Reid Avenue**

**PPN: 02-01-005-109-025**

**Owner: Diara Moody**

The owner's representative provided an update regarding exterior siding, drywall finishing, and project completion goals. Staff emphasized the necessity of obtaining and passing all required inspections prior to concealing work.

**Motion**

A motion was made to continue the stay of demolition contingent upon completion of all required inspections.

**Motion Made By:** Dave Faciana

**Seconded By:** Paul Sopko

**Motion Carried:**  Yes  No

**Case No. 14-2025**

**1769 East 28th Street (Queens Corner)**

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

The owner presented updates regarding tax payment arrangements, planned roof and masonry work, property cleanup efforts, and future use of the building. Board discussion focused on zoning compliance, parking requirements, funding commitments, and project feasibility.

**Motion**

A motion was made to continue the stay of demolition contingent upon:

1. Roofing and masonry permits being obtained.
2. Submission of funding documentation.

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052

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3. Continued property cleanup and progress toward zoning compliance.

**Motion Made By:** Rachel Woodruff

**Seconded By:** Paul Sopko

**Motion Carried:**  Yes  No

### Case No. 24-2025

**446 Delaware Avenue**

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

**Owner:** Advanced Living Modules

The owner reported continued progress on porch reconstruction and exterior improvements. Staff acknowledged substantial recent improvements to the property.

### Motion

A motion was made to continue the stay of demolition.

**Motion Made By:** Dave Faciana

**Seconded By:** Paul Sopko

**Motion Carried:**  Yes  No

### ADDITIONAL DISCUSSION

Staff clarified that required plumbing and electrical inspections had not been completed at the Reid Avenue property and directed that follow-up communication occur to ensure the owner understands outstanding requirements.

### ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn.

The meeting adjourned at approximately 10:25 A.M.

### APPROVALS



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Tim Williams, Acting Chairman  
Demolition Board of Appeals

*Timothy Williams*

Date: 6/10/2026

Kandee Cummins, Secretary  
Demolition Board of Appeals

*Kandee L Cummins*

Date: June 10, 2026