

**ZONING BOARD OF APPEALS
MINUTES**

**DATE: December 3rd, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers**

Attendance:

Chairman: Rey Carrion Board Members: Henry Patterson, Ken Kramer, Brandon Wysocki, Shawn Lloyd

**A Quorum was established
The meeting was called to order on December 3rd, 2025 by Rey Carrion.**

Minutes:

A motion was made by Henry Patterson to approve minutes from the Zoning Board of Appeals Meeting that was held on November 5th, 2025. The motion was supported by Brandon Wysocki.

5 in favor/ 0 opposed

Matters of Consideration:

B.A. 37-2025 (previously held in abeyance) Submission for the Zoning Board of Appeals review and consideration, a variance from the required paved driveway access to the rear of the property, a variance of 169 parking spaces for open air businesses, a variance to allow storage and display areas on unpaved areas of the property, and a variance from the outdoor display areas being attached to the principal building (setbacks will be met) in a B-2 General Commercial district. Section 1143.07(h) Outdoor Display and Storage of Retail and Service Establishments at, 4953 W Erie Ave. Parma Park Properties, owner and Jacob Zook, applicant.

Jacob Zook, the applicant, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

A motion was made by Brandon Wysocki to deny the variance request for a paved driveway. No support

A motion was made by Brandon Wysocki to approve the variance request for a paved driveway, and was supported by Ken Kramer

4 in favor/ 1 opposed

A motion was made by Brandon Wysocki to approve the variance request for the required 169 parking spaces, and was supported by Ken Kramer.

5 in favor/ 0 opposed

A motion was made by Brandon Wysocki to approve the variance request to allow storage and display areas on unpaved areas of the property, and was supported by Ken Kramer.

4 in favor/ 1 opposed

Adjournment:

The meeting was adjourned without objection.

Evelisse Atkinson, Planning and Zoning Administrator

Rey Carrion, Chairman

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Recorded by: Megan Warrens

Accepted:

****A full recording of this meeting can be found at www.cityoflorain.org.**