



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

December 30, 2025

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 01-2026 Submission for the Zoning Board of Appeals review and consideration, a variance to allow parking in the rear yard in a R-1B Residential district. Section 1149.04(f)(3) Off-Street Parking Facility & Design at, 3828 Ivanhoe Dr. George Wilson Jr., applicant.

My responses regarding compliance are below:

Section 1149.04(f)(3) Off-street parking in other areas of the front yard, side street yard or rear yard may be permitted when in the opinion of the Board of Zoning Appeals no practical alternative exists, the purpose of the district would not be compromised, and no detrimental impact would result.

Section 1175.03 (d) A variance shall only be granted upon a finding by the Board of Appeals that all the following standards have been satisfied:

- (1) That special conditions and circumstances exist which are particular to the property involved and are not generally applicable to other properties in the same district.
- (2) That the literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same district
- (3) That the special conditions and circumstances which exist are not the result of actions of the applicant
- (4) That granting the requested variance will not give the applicant any special privileges denied to other properties in the same district.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator

3828 Ivanhoe Dr

Lorain, Ohio



Google Street View

Jun 2025 [See more dates](#)



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