



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. 02-2026 Submission for the Zoning Board of Appeals review and consideration, a use variance to allow the operation of outdoor storage, rental, sales, and service of construction equipment in a I-2 Heavy industrial district. Section 1127.02 Schedule of Allowed Uses at, 7405 Industrial Pkwy. Lake Pointe Partners, applicant.

***My responses regarding compliance are below:***

Heavy equipment/semi-tractor trailer sales, rental and service is a permitted use in an I-1 Light Industrial district.

Section 1175.01 Decisions:

b) Variances.

(1) The Zoning Board of Appeals is authorized to grant, upon appeal in specific cases, such variances from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions of the property, a literal enforcement of the provisions of this Code will result in unnecessary hardship.

(2) A nonconforming use of neighboring lands or structures in neighboring lands in the same or other zoning district shall not be considered grounds for the issuance of a variance.

(3) Variance shall not be granted on the grounds of convenience or economics, but only where strict application of the provisions of this Zoning Code would result in undue hardship due to conditions of the property.

(4) Variances shall not be granted which permit any use not otherwise permitted or expressly, or by implication, prohibited in the district involved.

Respectfully,

Evelisse Atkinson  
Planning & Zoning Administrator