

ZONING BOARD OF APPEALS

MINUTES

Wednesday, January 7th, 2026

9:00 AM.

City Hall Council Chambers. 200 West Erie Ave. Lorain, OH.

ZONING BOARD OF APPEALS

Call to Order: This meeting was called to order at 9:00 A.M.

Roll Call: Rey Carrion; Chair, Kenneth Kramer; Member, Brandon Wysocki; Member, Ben Webber; Member, Evelisse Atkinson; Zoning Administrator, Megan Warrens; Secretary; Mary Springowski; Council at Large, Jack Bradley; Mayor and Chris Yates; Commercial Building Inspector.

Guests: Kate Golden; City of Lorain Engineering Dept, Ken Resar; City of Lorain Law Department and Andres Arrocho; City of Lorain Property Inspector.

Absent: Henry Patterson; Member.

Matters For Consideration:

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-1 B Residential District. Section 1149. 04 (f)(3) Off-Street Farking Facility & Design at 3828 Ivanhoe Dr. George Wilson Applicant.

Wilson stated that he previously received approval for the installation of a garage in the rear of the property listed. He now seeks approval for the storage of vehicles within the newly installed garage. Antony Marcuscci, son of the resident of resident of 3904 Ivanhoe stated via e-mail that he is against the passing of this variance. He believes that the applicant will store vehicles in the rear yard outside of the newly installed garage. Wilson stated that all vehicles will be stored inside the garage. Mary Spellacy, on behalf of Natalio Rodriguez, a neighbor adjacent to the applicant's property stated that she has no issue with the applicant parking in the garage but would be against vehicles being parked in the rear of the property listed. Faciana requested that the applicant adjust his plans for stormwater runoff created by the garage and hard surfaces to be directed into dedicated storm laterals, and not to disperse down the driveway. Wilson Agreed with Faciana. Wysocki then made a motion to approve this application on condition that there will be no parking outside of the

garage in the rear of the property listed. Kramer seconded this motion. Motion carried unanimously.

B.A. 02-2026 Submission for the Zoning Board of Appeals review and consideration, an Appeal Use regarding the Operation of Outdoor Storage, Rental, Sales, and Service of Construction Equipment in the I-2 Heavy Industrial District. Section 1127.02 Schedule of Allowed Uses at 7405 Industrial Parkway. Lake Point Partners, Applicant.

Diaugostino stated that he is currently under contract to purchase the property listed. He added that this application seeks approval for the storage of construction equipment. Golden questioned if the applicant intended to change the current footprint of this property. Diaugostino stated that he only plans to perform routine maintenance on the property listed. Wysocki then made a motion to approve this application as submitted. Kramer seconded this motion. Motion carried unanimously.

B.A. 03-2026 Submission for the Zoning Board of Appeals review and consideration, an appeal regarding the Plan Review Denial for a Fence at PPN# 02-01-003-111-052. Section 1175.01(a) Decisions- Appeals. Kathleen M Wise, Applicant.

Wise began this conversation by stating that the R-2 designation of the property in questions allows the installation of the fence and shed that currently exists on the property listed. Wise then identified several other ordinances that she believed supported her theory. Atkinson stated that the installation of a fence and shed are Incidental to the Primary Residential Dwelling Use of the lot in question. Being that the property is a vacant lot, incidental structures cannot be legally installed. Wise stated that the primary use is a community garden. Members of the Board of Appeals informed Wise that community gardens are not listed as primary uses under the current code. Wise debated these findings. Councilwoman Springowski added that she has received complaints regarding the conditions of this property. Former Council Member Henley affirmed Springowski's findings and stated that she also has received complaints regarding the property listed. Kramer then made a motion to deny this application as submitted. Wysocki seconded this motion. Motion carried unanimously.

B.A. 04-2026 Submission of the Zoning Board of Appeals review and consideration, an appeal regarding the plan review denial for a shed at PPN# 02-01-003-111-052. Section 1175.01(a) Decisions - Appeals. Kathleen M Wise, Applicant.

Per the discussion regarding variance application B.A. 03-2026, this application was subsequently denied. Kramer made the motion to deny this application as submitted. Wysocki seconded this motion. Motion carried unanimously.

B.A. 05-2026 Submission for the Zoning Board of Appeals review and consideration, a Use Variance to allow Parking of Industrial and Recreational vehicles within the required 200 Ft. setback (near residential districts) in the I-1 Light Industrial District. Section 1143.07(j)(5) Retail and Service Oriented Uses at 1305 Oberlin Ave. Industrial Storages and Parking - Jose Laboy, Applicant.

Chairman Carrion recused himself from this hearing.

Laboy stated that this application seeks approval for the storage of commercial vehicles such as Class 4 to 8 Commercial Vehicles. Ron Pickay, resident that lives adjacent to the listed property stated that currently, there are semi-trucks being stored on the property listed. He added that the trucks in question have caused traffic issues and are being parked within 200 Ft. of residential districts. Atkinson added that per code, commercial vehicle storage should take place at least 200 ft. away from residential occupancies. Resar stated that per the cover letter submitted, that Laboy stated there would be no idling trucks on the property in question. Laboy admitted to not adhering to this statement. Springowski added that she has received complaints regarding the storage of commercial vehicles and debris that exist on the property listed. Laboy stated that the removal of the debris in question is ongoing and has been addressed daily. Bradley affirmed Laboy's statement and added that Laboy did not create the debris in question. He further added that although the fence that serves the property listed needs repair, Laboy has made progress on the cleanup and removal of debris that exist on the property listed. Faciana added that Laboy has addressed the requests of Code enforcement and the Building Department to the best of his ability. He further added that Laboy is currently working with the Environmental Protection Agency (EPA) in efforts to remove the debris in question. Kramer questioned if Laboy would consider parking the trucks in question away from the abutting residential properties. Laboy stated that he would be willing to grant this request. Wysocki stated that he would like to hold this application in abeyance for the purpose of allowing Laboy to bring the property in question into compliance with current zoning ordinances. He then made a motion to table this application. Kramer seconded this motion. Motion carried unanimously.

B.A. 06-2026 Submission for the Zoning Board of Appeals review and consideration, a Variance from the Maximum Dimensional Standards for Wall Signs in an HMD - Hospital Medical Care Center Care District (150 Feet). Section 1151.06 Signs by District at 5800 Cooper Foster Park Rd. John Benedict - Brilliant Electric Sign (agent), Cleveland Clinic, Applicant.

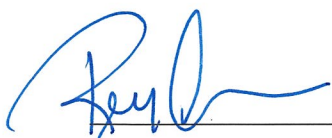
John McCray, representative of Brilliant Electric Sign, stated that the purpose of this application is due to wayfinding complaints on the property listed. The 71 Sq. Ft. sign requested is intended to address this issue. Kramer then made a motion to approve this application as submitted. Wysocki seconded this motion. Motion carried unanimously.

Miscellaneous Concerns:

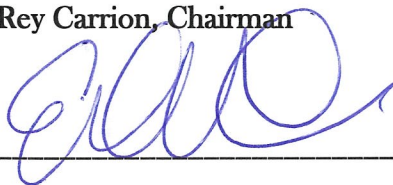
No miscellaneous concerns were addressed at this meeting.

Adjournment:

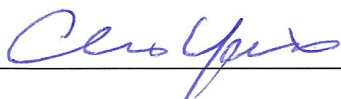
This meeting was adjourned at 10:55 P.M.



Rey Carrion, Chairman



Evelisse Atkinson, Zoning Administrator



Recorded by: Chris Yates

Lorain Zoning Board of Appeals Meeting

Wednesday, January 7th, 2026

9:00 A.M.

City of Lorain Council Chambers

200 W Erie Ave. Lorain, OH

PUBLIC COMMENT

AMENDED

Call to Order: This meeting was called to order at 9:00 A.M.

Roll Call: Rey Carrion; Chair, Kenneth Kramer; Member, Brandon Wysocki; Member, Ben Webber; Member, Evelisse Atkinson; Zoning Administrator, Megan Warrens; Secretary; Mary Springowski; Council at Large, Jack Bradley; Mayor and Chris Yates; Commercial Building Inspector.

Approval of December 3rd, 2025, Meeting Minutes.

Wysocki made a motion to approve these minutes as submitted. Kramer seconded this motion. Motion carried unanimously.

Matters of Consideration

C.U.P. 01-2026 Submission for Planning Commission's Review and Consideration, a Conditional Use Permit for Truck Livery, Section 1143.07 (j) in the I-1 Light Industrial District, and Section 1127.02 Schedule of Allowed Uses at 1305 Oberlin Ave. Industrial Storages and Parking - Jose Laboy, Applicant.

Laboy stated that he respectfully requests approval of this application as submitted. He described the proposed use as indoor storage and outdoor parking on this 5-acre parcel. He added that no residential uses will exist on this property if approved. Laboy further added that the vehicles stored on this site will be owned and operated by clients. Carrion informed attendees that the property in question is the former Lorain Crucible property. Springowski stated that she has received negative feedback from owners and occupants of the surrounding properties adjacent to the property listed. These complaints revolved around the progress of the cleanup effort and the intended use of the property. Cathy Fogel, who is a resident of 12th street in Lorain stated that she has complained about the conditions of this property for the last three years. Her complaint revolves around the amount of discarded wood that exists on and around the property listed. She added that the property owner is currently transporting trees and dumping them on and adjacent to this property. Laboy stated that he has hired people that are currently working to remove the wood in question. He added that the property in question has been overgrown for twenty years and that it will take considerable time to achieve complete abatement. Ron Pickay, owner of 1211 Oberlin Ave, stated that the wood that exists on the listed property is being removed by burning it illegally. He added

that the Lorain Fire Department has been called to this property at least three times during the previous summer due to the burning of wood. Pickay further added that the owner and his agents set a mobile home on fire and then called the Fire Department to extinguish the blaze in an effort to open the gate that services this address. Webber requested information from Mr. Pickay regarding these accusations. Pickay then stated that the people employed by Laboy have drug addiction issues. Laboy denied this allegation.

C.U.P. 02-2026 Submission for Planning Commission's Review and Consideration, a Conditional Use Permit for Outdoor Storage related to Principal Uses, Section 1143.08 (a) in the I-1 Light Industrial District and Section 1127.02 Schedule of Allowed Uses at 1305 Oberlin Ave. Industrial Storage and Parking - Jose Laboy Applicant.

Atkinson informed this commission that this application represents a request for outdoor storage related to the principal use of the property listed. Carrion then opened the floor for the applicant to add any additional information regarding this application. Laboy declined. Carrion then opened the floor for any public comment. No public comment.

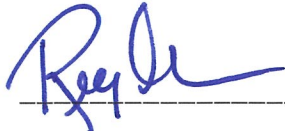
P.D.P. 01-2026 Submission for Planning Commission's Review and Consideration, a Preliminary Development Plan for Residential New Construction in a PUD - Planned Development District, Chapter 1131 and Section 1145 - Site Development Plans. Located at PPN's 02-02-009-101-089 and 02-02-008-107-061. Kevin Hoffman, Polaris Engineering and Surveying, (agent) applicant.

Hoffman briefly described this project as the installation of 57 residential ranch style duplexes, totaling 114 residential housing units on three separate parcels. He added that the proposed development will also see the addition of 3250 linear Ft. of public roadway, a stormwater retention basin and a dog park to service this area. Carrion then opened the floor for public comment. Denver Casto, property owner of 3515 Yeager Rd. stated that the current development of this area has increased the traffic flow in this area significantly. He added that the original submission of this plan indicated that the proposed development would foster three exit points. According to Casto, only one dedicated exit exists, and it is located adjacent to his property. Casto then informed this commission that he has been struck twice attempting to exit his property due to the increased volume of traffic. He then questioned if there was a plan to deal with the uptick in traffic related to the development of this area. Casto then stated that due to the development of this area, his and several of his neighbors' properties have flooding issues due to stormwater drainage. Wysocki then questioned Hoffman if a traffic study was completed regarding this proposed development. "No", stated Hoffman. He added that upon the approval of this plan, he intended to ask city engineering if a traffic study was required. Carrion affirmed

Hoffmans statement and added that the applicant will be subject to a final development plan that will have requirements that may address these issues as stated. Casto affirmed this statement and added that proper traffic study needs to take place regarding this application.

Adjournment:

Public comment was adjourned at 9:20 A.M.

 3/10/2026

Rey Carrion, Chairman

 3/5/26

Evelisse Atkinson, Zoning Administrator

 3/19/26

Recorded by: Chris Yates

