



Jack Bradley  
Mayor

# CITY OF LORAIN

PLANNING COMMISSION

RECEIVED  
SEP 10 2025  
BY: \_\_\_\_\_

Z.C.A. 03-2025

## ZONING RECLASSIFICATION OF PROPERTY APPLICATION

Application is hereby made to the Lorain City Council, to reclassify the below described property now in a B2 district to a R2 district.

Owner of property Iraida Robles

Address of owner 2973 G. St.

City: Lorain State OH Zip 44052

Phone (business) 440-320-5471 (residential) \_\_\_\_\_

Address of property to be rezoned 2973 G. St.

Permanent Parcel Number 03-00-047-113-009

The reason(s) for requesting the zoning reclassification is as follows:

We like to use it as a residence  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

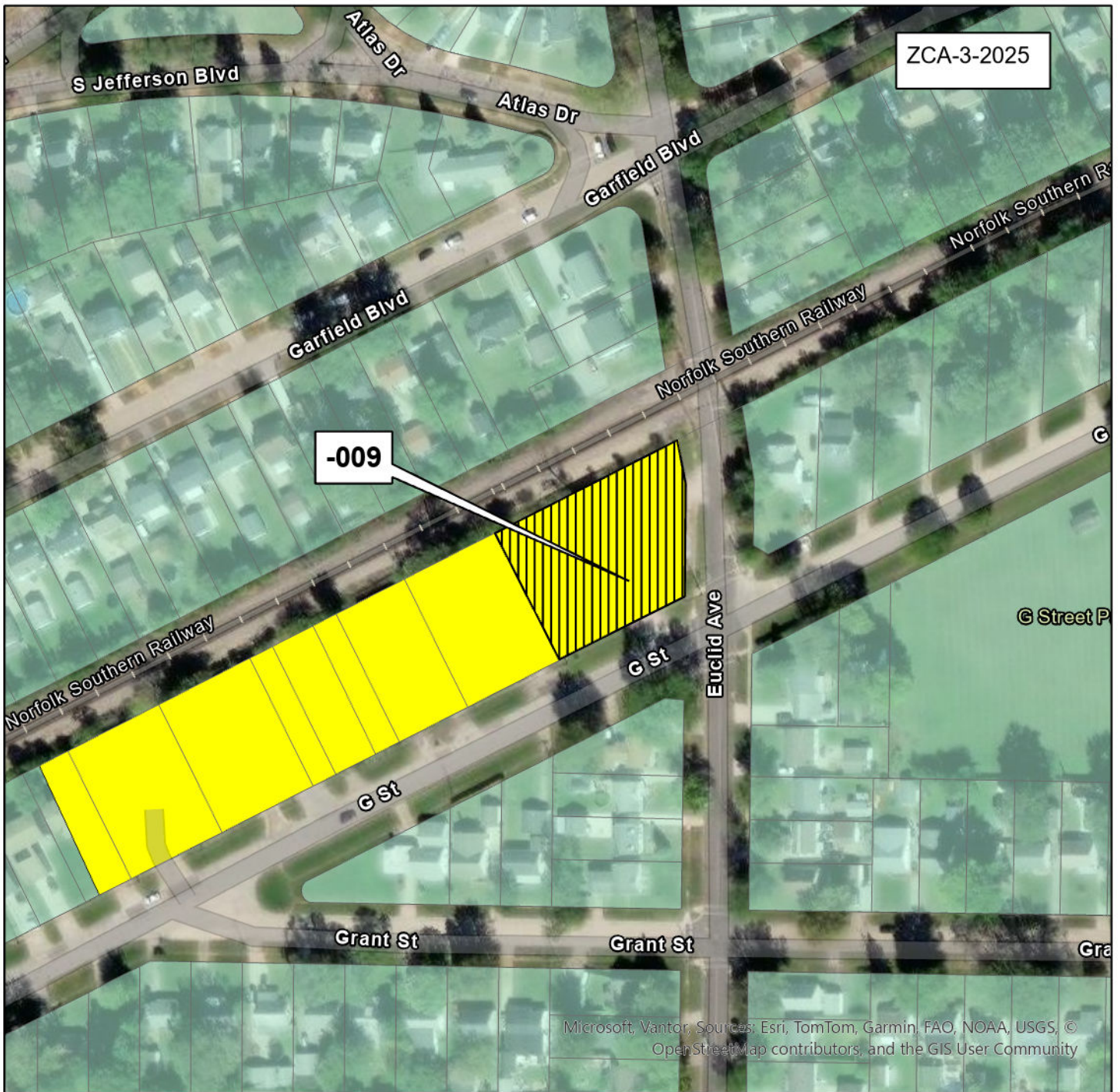
Two separate non-refundable payments made payable to the City of Lorain:

- Five hundred (\$500.00) Building department fee
- Thirty dollar (30.00) Engineering department fee

Irida Robles 9-2-25

Signature of Applicant

Date



**PROPOSED ZONE CHANGE TO OUTLINED AREA: B-2 TO R-2**



APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 04-21**

August 29, 2025

TO : CITY OF LORAIN  
ZONING BOARD OF APPEALS



Dear Sirs and Mesdames :

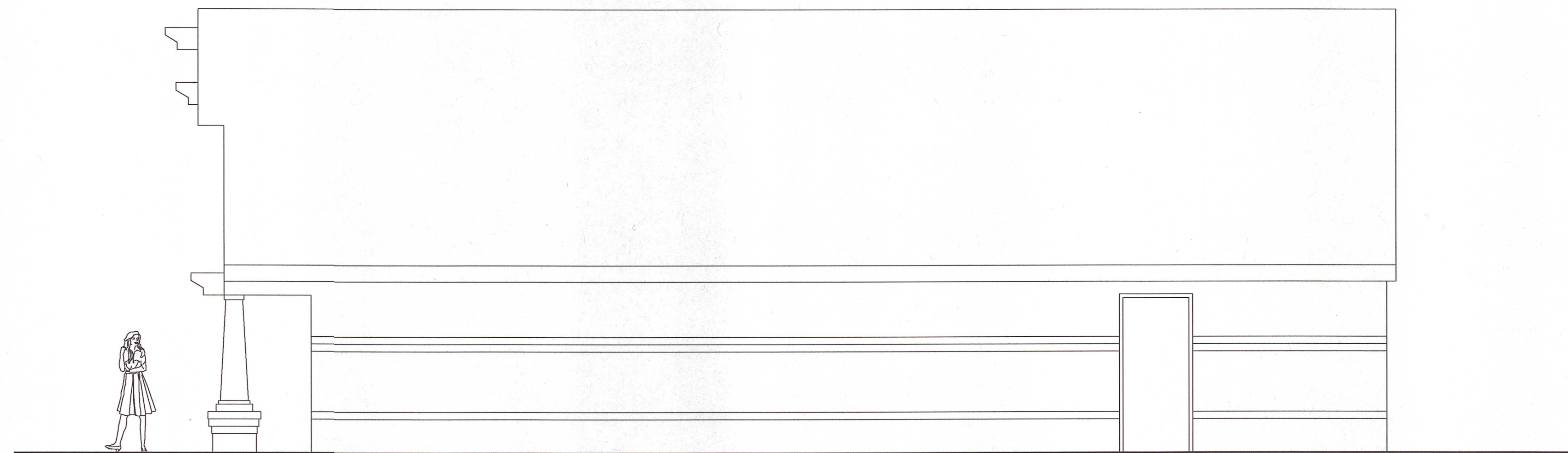
I wish to change the zoning for my property at 2973 G Street from B-2 to R-2.

The property was at one time, some years ago, used as a convenience store. Since acquiring it, my husband has completely remodeled the property for use as a residence, where we want to reside. Accordingly, we would like the zoning designation changed from "business," as it is not so utilized anymore.

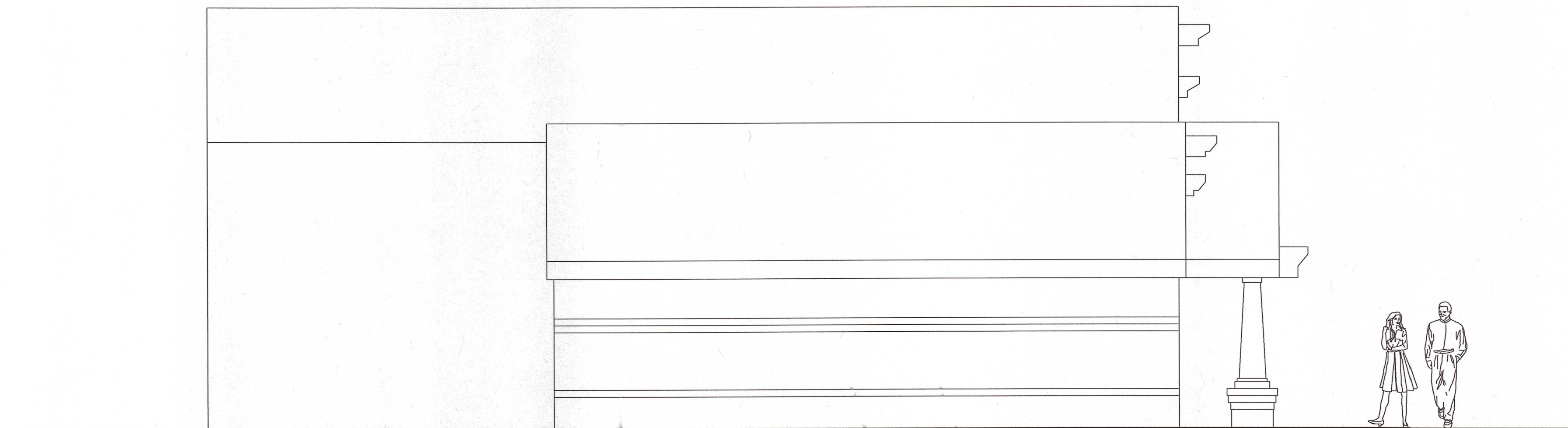
Thank you.

A handwritten signature in black ink, appearing to read "Irida Robles". The signature is written in a cursive style and is positioned above a horizontal line.

Irida Robles  
2973 G Street  
Lorain, OH 44052  
440-864-8410



EAST ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



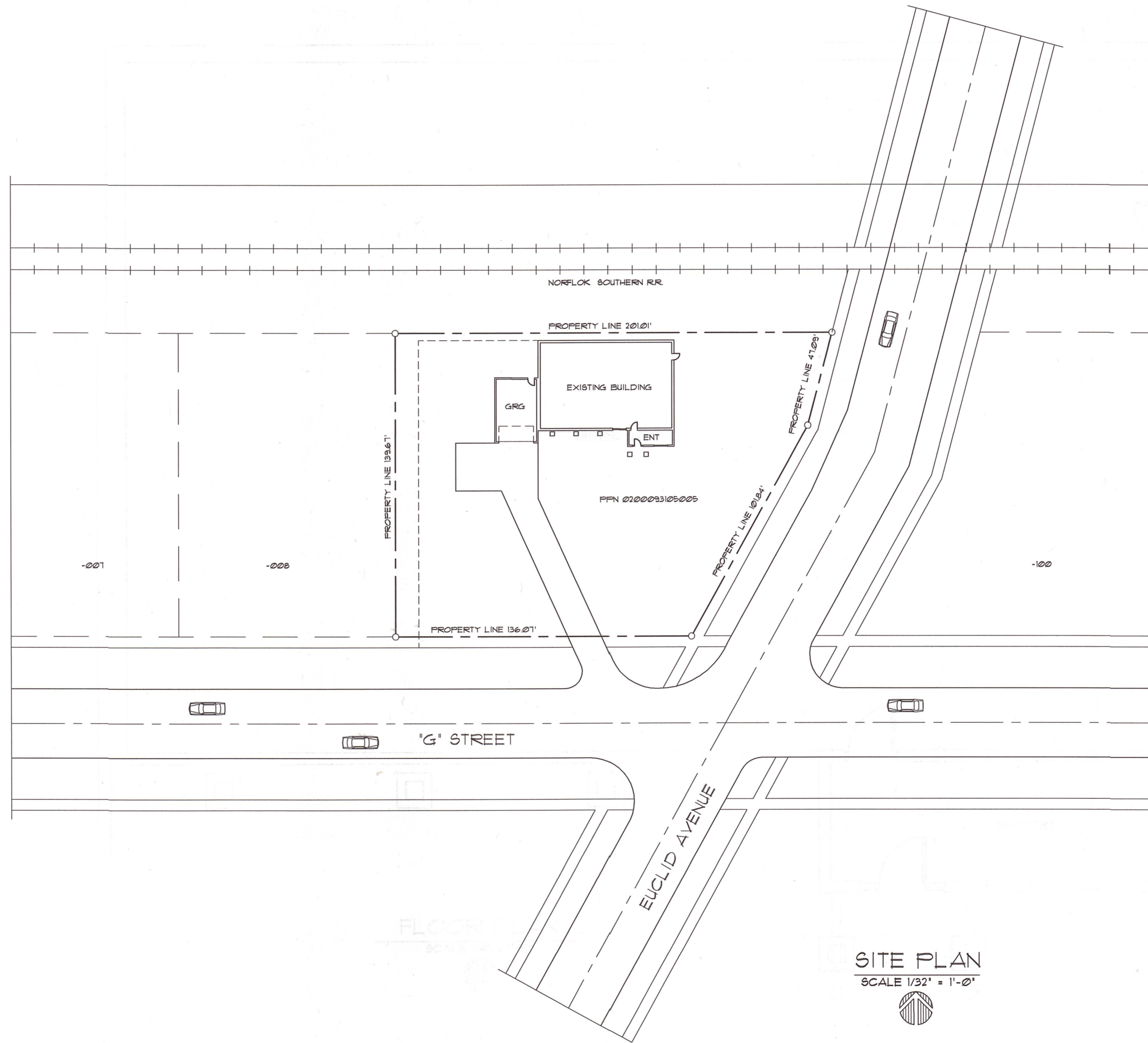
MARK LESNER  
ARCHITECT, INC.  
ARCHITECTS

45180 Middle Ridge Road  
Amherst, Ohio 44001  
Phone: 440.988.8122  
Fax: 440.988.8100  
MARK.LESNER@CENTURYLINK.NET

ROBLES RESIDENCE  
2913 'G' STREET  
LORAIN, OH. 44052

Scale: Date:  
Revisions: 12.29.25

Job Number: 2101  
Sheet: A3 of 3



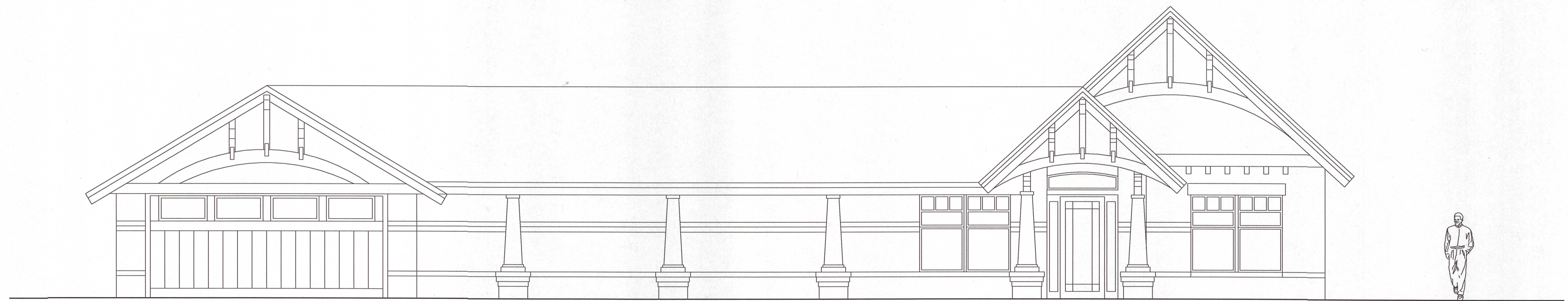
SITE PLAN  
SCALE 1/32" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

**MARK LESNER**  
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ROBLES RESIDENCE 2913 'G' STREET LORAIN, OH. 44052		
Scale:	Date: 12.29.25	Job Number: 2501
Revisions:	Sheet 51 of 1	



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



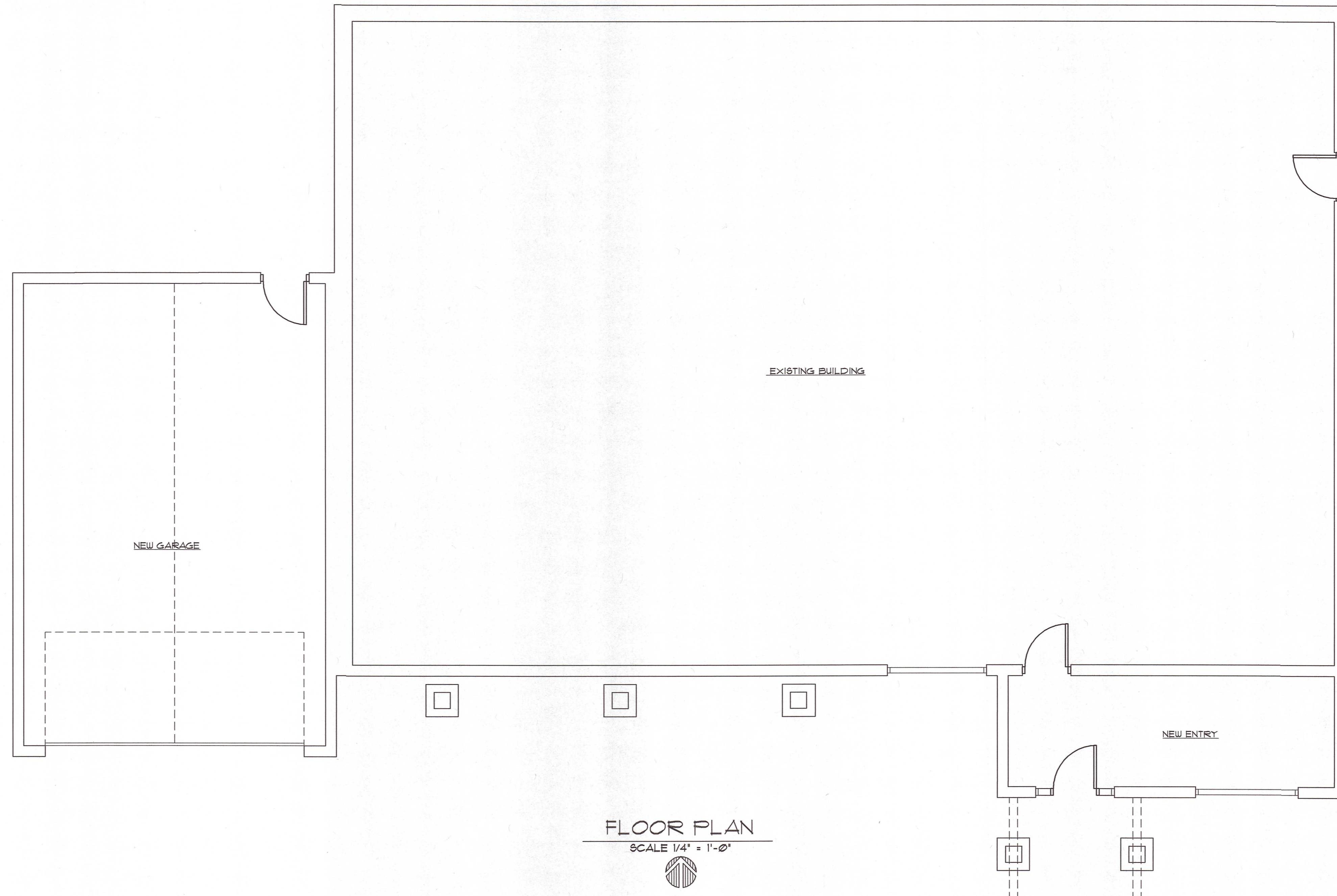
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ROBLES RESIDENCE  
2913 'G' STREET  
LORAIN, OH. 44052

Scale:	Date:
	12.29.25
Revisions:	

Job Number:
2507
Sheet
A2 of 3



FLOOR PLAN  
SCALE 1/4" = 1'-0"



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MARK LESNER  
ARCHITECT, INC.  
ARCHITECTS

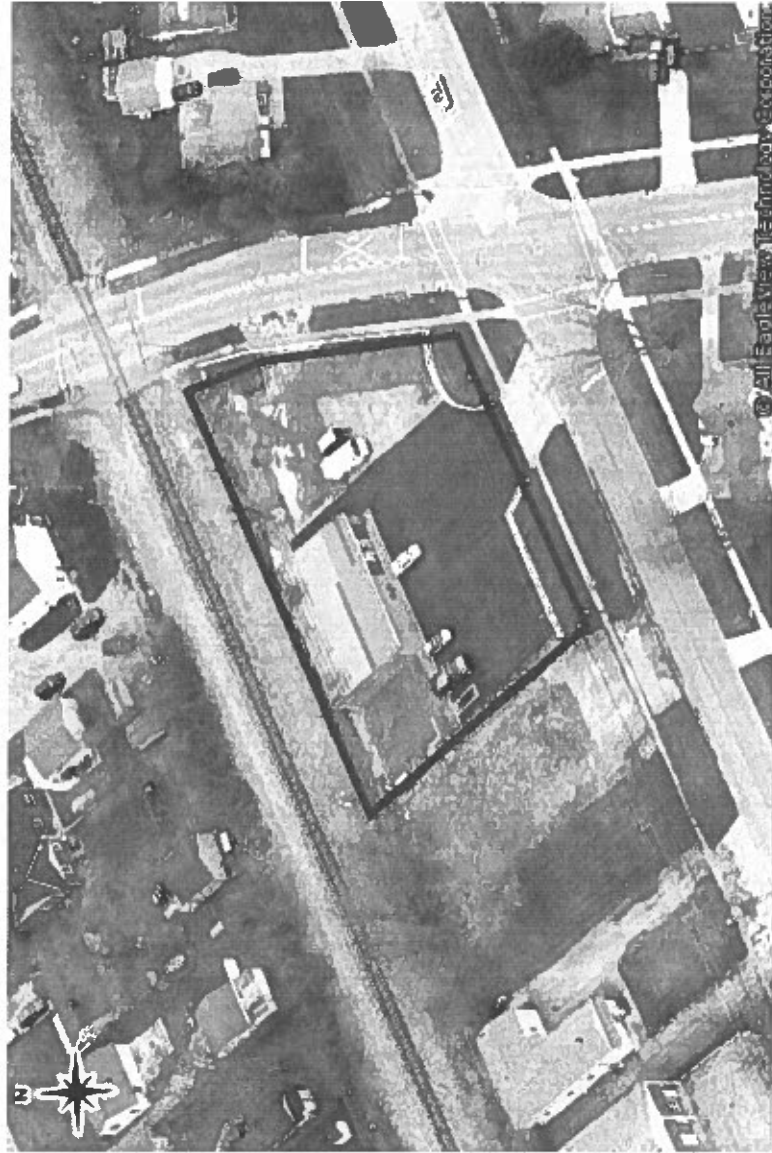
45190 Middle Ridge Road  
Amherst, Ohio 44001  
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Fax: 440.988.8100  
WWW.LESNERARCHITECTS.COM

ROBLES RESIDENCE  
2913 'G' STREET  
LORAIN, OH 44052

Scale: Date:  
1/2" = 1'-0" 12.29.25  
Revisions:

Job Number:  
2507  
Sheet  
A1 of 3

2973 G

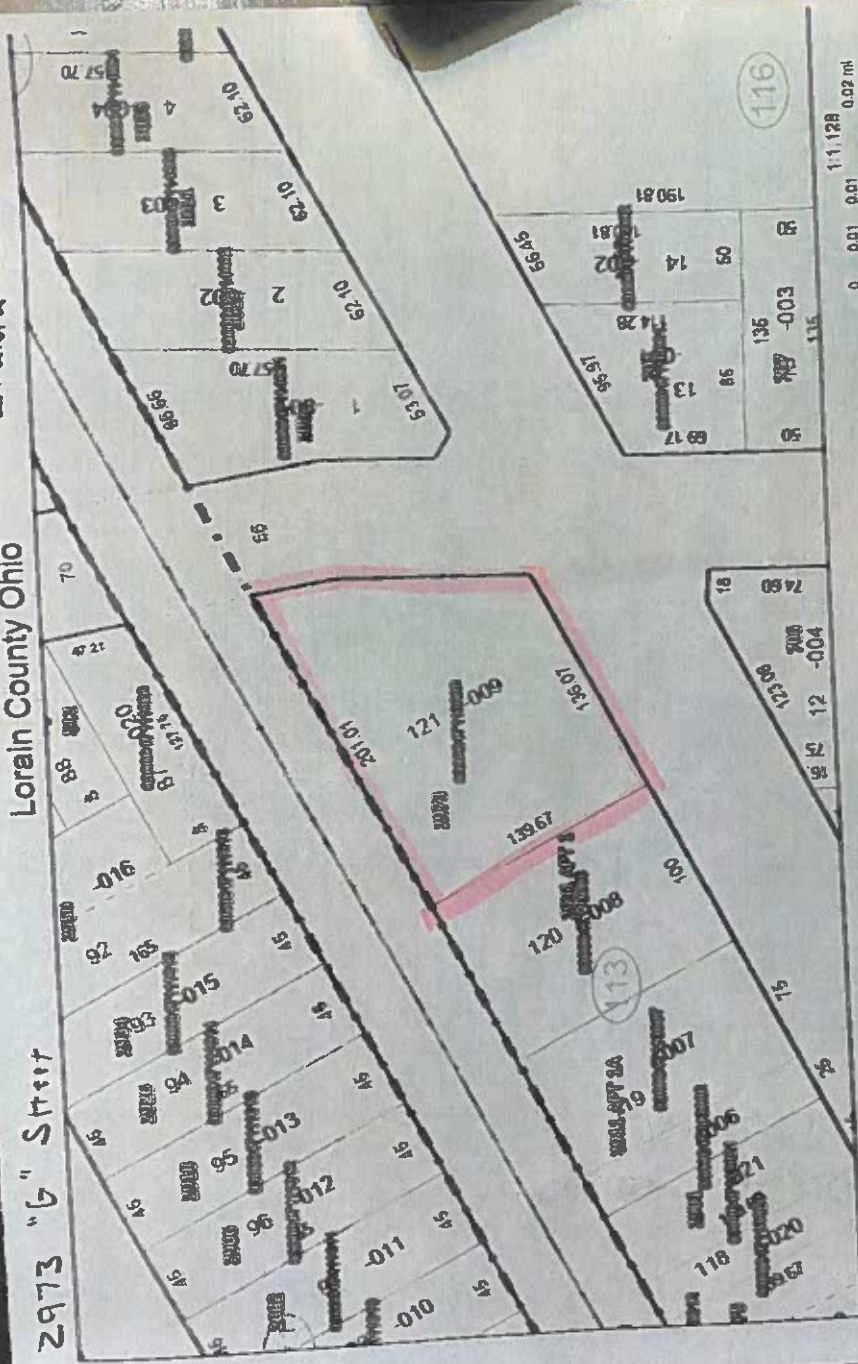


04/04/2025

Iraida Kobler

Lorain County Ohio

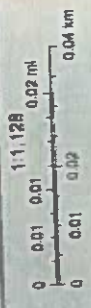
2973 "G" Street



04/2026, 1:52:44 PM

- Parcels
- Address Points
- Railroads
- Subdivisions & Condominiums
- Boundaries
- Rail Right-of-Way

- Dashed Lot Line
- Sublot Line
- Parcel Line
- Right-of-way Dashed Line
- Right-of-way Line
- Right-of-way Parcel Line



116

113

EA-CC

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-292  
OHIO REV. CODE

SEP 24 2024

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

2024-0027430

DEEDS Fee: \$34.00 Page 1 of 2  
Recorded: 9/24/2024 at 11:27 AM  
Receipt: T20240019739  
Lorain County Recorder Mike Doran



**RECEIVED**  
OCT 21 2025  
BY: \_\_\_\_\_

QUIT-CLAIM DEED. Statutory Form (5302.11)

**QUIT-CLAIM DEED**

I, Abel Robles, married, the Grantor, for valuable consideration paid, grant to my wife, Iraida Robles, the Grantee, whose tax mailing address will be 2973 G Street, Lorain, OH 44052, the following described real property:

Situated in the city of Lorain, county of Lorain and state of Ohio : And known as being Sublot No. 121 in Shaw Allotment of part of Original Sheffield Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15, Page 24 of Lorain County Records, as appears by said plat,, be the same, more or less, but subject to all legal highways

PPN : 03-00-047-113-009

Post Office Address : 2973 G Street, Lorain, OH 44052

Prior Instrument : 2020-0751714, recorded 3/04/2020.

IN WITNESS WHEREOF, I have hereunto set my hand, this 21<sup>st</sup> day of September, 2024.

**COPY**

Abel Robles, Grantor

State of Ohio, County of Lorain, SS.

Be it remembered, that on the 21<sup>st</sup> day of September, 2024 before me, a Notary Public in and for said state and county, personally came the aforementioned Abel Robles and acknowledged he did sign the foregoing instrument as his free and voluntary act and deed.

Legal description reviewed by SB  
on 09/23/2024 per ORC Sec. 5713.09

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notary Seal, on the day and year last aforesaid.

SEAL



Michael M. Barkus  
NOTARY PUBLIC

**Michael M. Barkus**  
**Attorney at Law/Notary Public**  
**My Commission Has No Expiration Date**

This instrument prepared by:

Michael M. Barkus, Attorney at Law, Sup. Ct. No. 37436, P.O. Box 1236,  
Lorain, Ohio 44055

# THE HENRY G. REITZ ENGINEERING COMPANY

*Civil Engineers & Surveyors*

James T. Saylor, *P.E., P.S., Pres.*  
Linda S. Rerko, *Sec. & Treas*

4214 Rocky River Drive  
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033  
EMAIL: [reitz@reitzeng.com](mailto:reitz@reitzeng.com)

October 7<sup>th</sup>, 2025

## Description of Sublot No. 121 in the Shaw Allotment

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being all of Sublot No. 121 in the Shaw Allotment, of part of Original Sheffield Township Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15 of Plats, Page 24 of Lorain County Records and bounded and described as follows:

Beginning at a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue, 66 feet wide, at its intersection with the Northwesterly line of "G" Street, 80 feet wide;

Thence S. 62d 20' 00" W., along the Northwesterly line of "G" Street, a distance of 136.07 feet to a 5/8" capped (Reitz Eng) iron pin set at the most Easterly corner of Sublot No. 120 in said Shaw Allotment;

Thence N. 27d 40' 00" W., along the Northeasterly line of said Sublot No. 120, a distance of 139.67 feet to a 5/8" capped (Reitz Eng) iron pin set on the Southeasterly line of the Norfolk Southern Combined Railroad Subsidiaries right-of-way;

Thence N. 62d 20' 00" E., along the Southeasterly line of the Norfolk Southern Railroad Subsidiaries right-of-way, a distance of 201.28 feet to a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue;


Thence S. 10d 06' 00" E., along the Westerly line of Euclid Avenue, a distance of 16.86 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of curvature;

Thence Southerly, along the Westerly curved line of Euclid Avenue, a distance of 47.07 feet on the arc of a circle deflecting to the right, whose central angle is 10d 09' 00", whose radius is 267.00 feet and whose chord bears S. 05d 03' 00" E., a distance of 47.01 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of tangency;

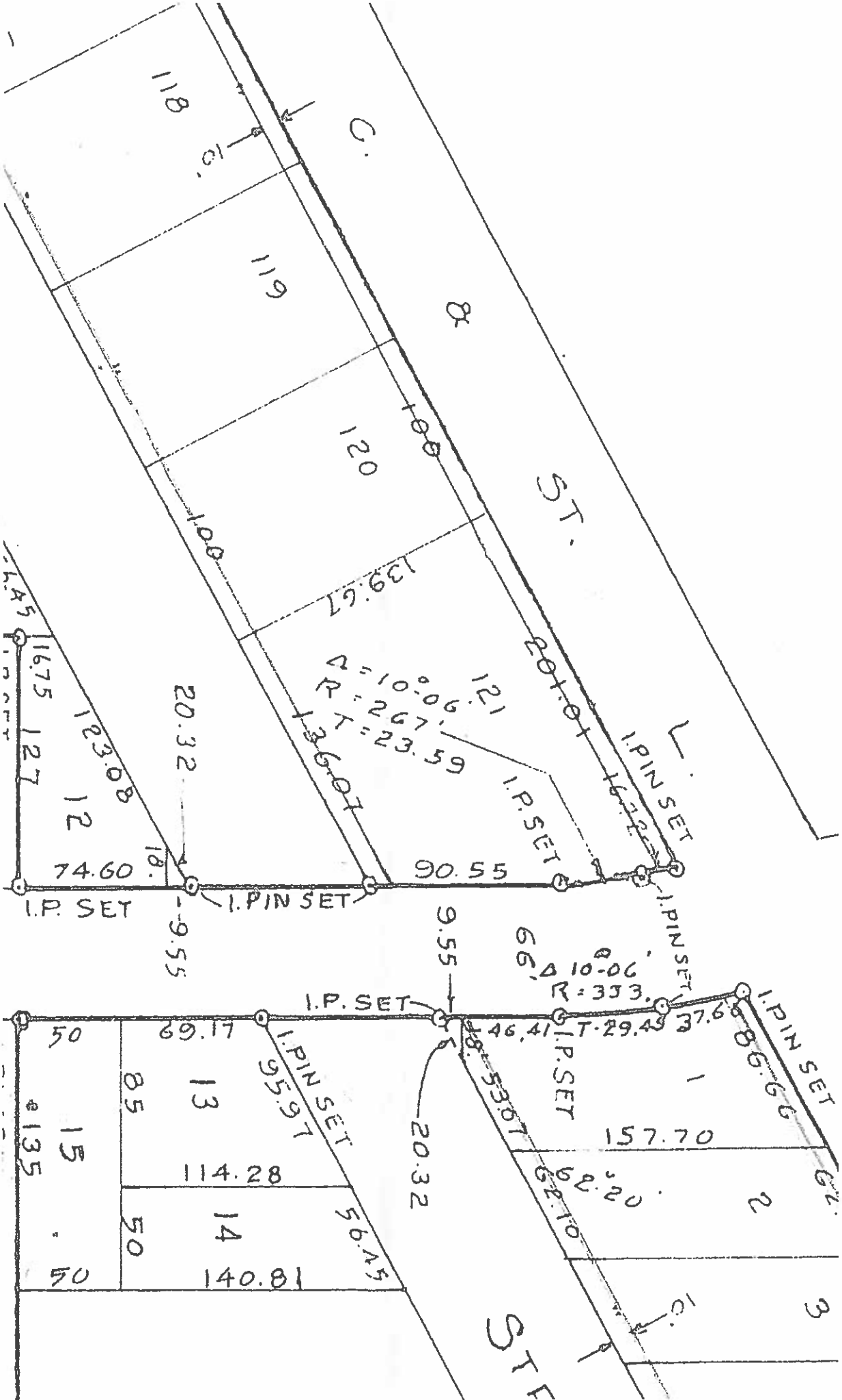
Thence S. 00d 00' 00" W., along the Westerly line of Euclid Avenue, a distance of 90.55 feet to the principal place of beginning, and containing 0.5498 acres (23,948 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, James T. Sayler Registered Surveyor No. S-7425, dated October, 2025, be the same more or less, but subject to all legal highways and easements of record.

All bearings are based on "G" Street having a bearing of N. 62d 20' 00" E., and are used to denote angles only.

Description Prepared On 10/7/25  
The Henry G. Reitz Engineering Company

By:   
James T. Sayler, Registered Surveyor #S-7425





**ABUTTING PROPERTY OWNERS**  
**2973 "G" STREET, LORAIN**

Family & Community Services Inc.  
2931 G St., Apt. 2

Mid-City Residential Investors LLC  
3001 G St

Leonhard Loria  
706 Euclid Avenue

Robert E. & Richard A. Love  
703 Euclid Avenue

Euclid Erie Park Subdivision  
(No address)

Nous Rentals LLC  
2950 Garfield Blvd.

Shawn & Susanne Britvec  
2934 Garfield Blvd