

Zoning Board of Appeals Meeting Minutes

February 4th, 2026

9:00 A.M.

City Hall Council Chambers. 200 W Erie. Lorain, OH.

Attendance: Rey Carrion; Chair, Jack Bradley; Member, Kenneth Kramer; Member, Brandon Wysocki; Member, Henry Patterson; Member, Ben Webber; Member, Evelisse Atkinson; Zoning Administrator, Megan Warrens; Secretary, Keneth Resar; Legal Advisor, Mary Springowski; Council at Large and Chris Yates; Commercial Building Inspector.

A Quorum was established

Minutes: Wysocki made a motion to approve these minutes. Kramer seconded this motion. Motion carried unanimously.

Matters of Consideration:

B.A. 05-2026 (Held In abeyance until March 4, 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-foot setback (near residential districts) in a 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.

Atkinson spoke on this matter. Wysocki made a motion to hold this application in abeyance until the March 4th meeting. Kramer seconded this motion. Motion carried unanimously.

B.A. 07-2026 Submission for the Zoning Board of Appeals review and consideration, an appeal regarding the denial of a Certificate of Occupancy at 912 w 9th St. Section 1175.01(a) Decisions- Appeals. Adham Zayed, agent, Michele Crooks applicant.

Bracy spoke regarding this matter. Carrion spoke regarding this matter. Atkinson spoke regarding this matter. Kempton spoke regarding this matter. Faciana spoke regarding this matter. Resar spoke regarding this matter. Patterson spoke regarding this matter. Wysocki spoke regarding this matter. Zayed spoke regarding this matter. Bradley spoke regarding this matter. Springowski spoke regarding this matter.

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

B.A. 08-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from the required installation and placement requirements for a wall sign in a B-2 Business

Commercial district. Section 1151.06 Permitted Signs by District at, 1139 Tower Blvd. L3 Signs & image, agent, Mild2Wild, applicant.

Smith spoke regarding this matter. Atkinson spoke regarding this matter. Carrion spoke regarding this matter. Wysocki spoke regarding this matter. Bradley spoke regarding this matter. Springowski spoke regarding this matter.

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

B.A. 09-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of 420 sf from the maximum aggregate area (780) for accessory structures (garage) in an R-2 Transitional Residential district. Section 1141.28 Accessory Buildings and Uses at, 2600 Ashland Ave. Lorain City Schools, applicant.

Dimacchia spoke regarding this matter. Atkinson spoke regarding this matter.

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

B.A. 10-2026, Submission for the Zoning Board of Appeals review and consideration, a variance to allow a projecting sign (12sf) and (5.3ft projection) that exceeds the maximum allowed dimensional (8sf) and projection (4ft) standards in a B-2 Business Commercial district, Section 1151.06, Signs by District, at Erik's Clothing for Men, 205 W 5th St. Navcour Glassware, agent on behalf of the applicant.

Navalinski spoke regarding this matter. Carrion spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke regarding this matter. Faciana spoke regarding this matter. Kempton spoke regarding this matter. Bradley spoke regarding this matter.

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

B.A. 11-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of approximately 100 ft from the driveway spacing standards (125 ft), a variance to consider a second driveway on a corner lot (property currently has two driveways), a variance from the required 50 ft setback from a residential district, and a variance of 16 parking spaces from the total required parking spaces (30) in a B-2 General Commercial district. Section 1143.07(o) Vehicle Service Stations, Section 1149.03 Required Off-Street Parking, Section 1149.06(b) Access Management-Driveway Spacing Standards at, 2217 E 42nd St. Carlton Moore, agent, Rakesh Patel, applicant.

Moore spoke regarding this matter. Patterson spoke regarding this matter. Patel spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke regarding this matter. Webber spoke regarding this matter. Carrion spoke regarding this matter.

Patterson made a motion to deny this application as submitted. Wysocki seconded this motion. Motion carried unanimously.

Miscellaneous concerns:

Correspondence regarding a Moratorium on the Development of Additional Storage Units at 1051 Mester Rd, Lorain OH 44052

Adjournment:

This meeting was adjourned at 10:30 A.M.

Evelisse Atkinson, Planning and Zoning Administrator

Rey Carrion, Chairman

Recorded by: Chris Yates

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