



The City of Lorain, Ohio

Division of Buildings

Rey Carrion, Safety/Service Director

ZONING BOARD OF APPEALS

DATE: March 4, 2026

TIME: 9:00 A.M.

PLACE: Council Chambers

PUBLIC HEARING

C.U.P. 04-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a Boarding House, Section 1143.06(c) and Section 1123.02 Schedule of Allowed Uses in a R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.

ZONING BOARD OF APPEALS AGENDA

ROLL CALL:

DISPOSITION OF MINUTES:

MATTERS FOR CONSIDERATION:

B.A. 05-2026 (Previously held in abeyance) 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.

B.A. 12-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from Section 1143.06(c)(2), which requires that a Boarding House shall be the principal residence of the property owner in an R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.

MISCELLANEOUS CONCERNS:

ADJOURNMENT

EVELISSE ATKINSON, PLANNING & ZONING ADMINISTRATOR

IF APPLICANT UNABLE TO ATTEND, PLEASE CALL (440) 204-2034

Lorain City Hall, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052
Phone: 440-204-2045 / Fax: 440-204-2540



CITY OF LORAIN

Zoning Board of Appeals

Meeting Date: 03/04/2026

Subject:

DISPOSITION OF MINUTES:

Attachments

Meeting Minutes 2/4/26

Public Comment 2/4/26

Public Comment 1/7/26 Amended

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.**

Lorain Zoning Board of Appeals Meeting

Wednesday, February 4th, 2026

9:00 A.M.

City of Lorain Council Chambers

200 W Erie Ave. Lorain, OH

PUBLIC COMMENT

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

Roll Call: Jack Bradley; Chair, Rey Carrion; 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.

Approval of January 7th, 2026, 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. 03-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a Vehicle Service Station, Section 1143.07(o) in a B-2 Business Commercial district, and Section 1125.02 Schedule of Allowed Uses at, 2217 E 42nd St. Carlton Moore, agent, Rakesh Patel, applicant.

Patel spoke regarding this topic. Moore spoke regarding this topic. Atkinson spoke regarding this topic. Springowski spoke regarding this topic. Carrion spoke regarding this topic.

Z.C.A. 01-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 1051 Meister Rd, PPN 02-01-006-184-022 from a B-2 General Commercial District to an I-1 district. TDI Lorain, LLC, applicant.

Wysfrod spoke regarding this topic. Atkinson spoke regarding this topic. Moore spoke regarding this topic.

Adjournment:

Public comment was adjourned at 9:16 A.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.

Rey Carrion, Chairman

Evelisse Atkinson, Zoning Administrator

Recorded by: Chris Yates



CITY OF LORAIN

Zoning Board of Appeals

5. A.

Meeting Date: 03/04/2026

Subject:

B.A. 05-2026 (Previously held in abeyance) 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.

Attachments

Application and Site Plan

Staff Report



CITY OF LORAIN
ZONING BOARD OF APPEALS

Jack Bradley
Mayor

BOARD OF APPEALS NO. 05-2024

APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN,
STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Industrial Storages and Parking LLC - Jose Laboy

Address: 1305 Oberlin ave

City: Lorain State: Ohio Zip: 44052

Phone: (Residential) _____ (Business) 440-258-6433

Address or location of property requiring a variance if different from above:

Plot Plan Submitted: Yes No

Letter Submitted: Yes No

Section of Zoning Code Involved _____

Reason for the Appeal or Variance:

To obtain permission for Industrial and Recreational
Vehicles to park in designated areas that fall within
the 200 ft setback from residential zoning.

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

[Signature]
Applicant Signature

12-15-25
Date

Industrial Storages and Parking LLC
1305 Oberlin Ave
Lorain, Ohio 44052
LaboyrealestateLLC@gmail.com
440-258-6433

Date: 12-10-2025

City of Lorain – Building, Housing & Planning Department
Attn: Board of Zoning Appeals
200 West Erie Avenue
Lorain, Ohio 44052

RE: Variance Application – Request for Permission to Allow Semi-Truck Parking Within 200 Feet of Residential Property

To the Honorable Members of the Lorain Board of Zoning Appeals:

I am submitting this cover letter along with the formal variance application on behalf of **Industrial Storages and Parking LLC**, located at **1305 Oberlin Ave, Lorain, Ohio 44052**. The purpose of this request is to obtain permission to allow Industrial and Recreational Vehicles to park within designated areas of the property that fall within the 200-foot setback from residential zoning.

The layout and dimensions of this land make strict compliance with the 200-foot setback impractical and significantly restrict the reasonable commercial use of the property. Granting this variance will allow the site to be utilized safely and efficiently as a controlled, secure parking and storage facility—while continuing to respect and protect nearby residential areas.

To minimize any impact on neighboring homes, Industrial Storages and Parking LLC is committed to implementing strong mitigation measures, including designated parking zones, a no-idling policy, security monitoring, downward-directed lighting, fencing/screening, and regular maintenance to ensure a clean and orderly environment. These measures will help ensure safe, compliant operations with minimal disturbance to surrounding residents.

This facility will also provide an important benefit to Lorain by offering safe, organized parking for commercial trucks—reducing illegal parking on city streets, supporting local truck drivers, and contributing to Lorain's economic growth and infrastructure.

Thank you for your time, attention, and consideration. I look forward to working cooperatively with the City of Lorain throughout this process. Please feel free to contact me at any time with questions or requests for additional information.

Respectfully,

Jose Laboy
Industrial Storages and Parking LLC
LaboyrealestateLLC@gmail.com
440-258-6433

1305 Oberlin Ave Lorain, Ohio 44052



**Abutting Property Owners – 1305 Oberlin Ave, Lorain, OH Industrial
Parking and Storages LLC**

Martha Ann Stalinski

1133 W. 12th St

James Scott

1129 W. 12th St

Jasmine Opps LLC

1125 W. 12th St

Charles York

1121 W. 12th St

JS Opportunities LLC

1119 W. 12th St

Helen Mullins

1115 W. 12th St

Potter Hank Russell & Katherine

1113 W. 12th St

Potter Hank R & Catherine

1111 W. 12th St

David Morales

1228 Oberlin Ave

Lisa Mcie

1204 W. 13th St

Bradley Smith / Deborah Smith

1245 Oberlin Ave

Felix Rosario

1239 Oberlin Ave

HSP Holdings LLC

1229 Oberlin Ave

Alexis Crispin Mojica / Maria Yvette Mojica

1145 W. 12th St

Danielle Price
1143 W. 12th St

Brian Mcdermott
1141 W. 12th St

Javier Gonzalo Ambrosi Devera Sr
1135 W. 12th St



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

December 30, 2025

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re 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-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.

My responses regarding compliance are below:

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.

Section 1173.04 Application and Standards for Variances

(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,

A handwritten signature in blue ink, appearing to read 'Evelisse Atkinson', with a stylized flourish at the end.

Evelisse Atkinson
Planning & Zoning Administrator



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Hamilton Ave

Oberlin Ave

Oberlin Ave

Oberlin Ave

North & South

North & South

North & South

North & South





CITY OF LORAIN

Zoning Board of Appeals

5. B.

Meeting Date: 03/04/2026

Subject:

B.A. 12-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from Section 1143.06(c)(2), which requires that a Boarding House shall be the principal residence of the property owner in an R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.

Attachments

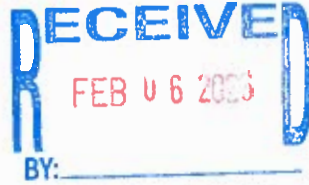
Application and Site Plan
Staff Report



Jack Bradley
Mayor

CITY OF LORAIN

ZONING BOARD OF APPEALS



BOARD OF APPEALS NO. 12-2026

APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Sara Simpson | New Horizons Home Solutions
Address: 482 Prospect St
City: Berea State: OH Zip: 44017
Phone: (Residential) (216) 288-8705 (Business) _____

Address or location of property requiring a variance if different from above:

514 e 32nd st Lorain OH 44055

Site Plan Submitted: Yes No Letter Submitted: Yes No

Section of Zoning Code Involved Boarding House

Reason for the Appeal or Variance:
not owner occupied | Has R.A.

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

[Signature]
Applicant Signature

2/4/26
Date

Cover Letter – Variance Request

Re: Boarding House Permit – Owner Occupancy Requirement

City of Lorain, Ohio

Date: 2/4/2026

To the Members of the Board / Planning Commission,

I am submitting this letter in support of my application for a variance related to the owner-occupancy requirement for a boarding house, as outlined in the City of Lorain Code, Section A.2.

I am the owner and operator of the property for which a boarding house permit is being sought. While I will remain actively involved in the operation, oversight, and management of the home, I am requesting a variance to allow the property to operate without my permanent residence on-site, with a qualified resident advisor residing in the home instead.

Nature of the Request

Section A.2 of the ordinance requires that the boarding house be the principal residence of the owner and that the owner reside there during operation, with a resident manager permitted only during limited periods of owner absence.

Although I will not designate the property as my principal residence, I want to emphasize that I will **not be “absent” from the home in any practical or operational sense**. I will be present at the property multiple times per week for oversight, inspections, resident support, and administrative duties. In addition, I anticipate staying overnight at the property periodically—several times within any 60-day period—to support operations and provide relief coverage for the resident advisor as needed.

Out of an abundance of caution and at the City’s recommendation, I am formally requesting a variance to clarify and permit this operational structure.

Operational Safeguards and Compliance

The home will fully comply with all other boarding house requirements, including but not limited to:

- The presence of a **live-in Resident Advisor** who will reside on the premises full-time and provide daily oversight
- Compliance with all applicable **city, county, health, fire, and safety codes**

- A maximum of **five (5) residents**, regardless of dwelling size
- Adequate **off-street parking** in accordance with Chapter 14
- Approved **public water and sanitary sewer** connections
- No commercial meal service and **no cooking facilities in guest rooms**
- Properly screened exterior refuse storage
- Submission of a complete **site plan and detailed floor plan** showing the use of each room

The home is designed, maintained, and operated to minimize any potential impact on surrounding properties. The structure, occupancy limits, supervision model, and rules are intended to ensure a quiet, well-managed residential environment consistent with the character of the neighborhood.

Rationale for the Variance

The purpose of the owner-occupancy requirement—to ensure accountability, oversight, and responsible management—is fully met through the proposed structure. The presence of a live-in resident advisor, combined with my frequent on-site involvement and periodic overnight stays, provides continuous supervision and responsible operation without requiring the property to be my principal residence.

Granting this variance will allow the home to operate as intended while still honoring the spirit and intent of the ordinance, maintaining public safety, and protecting neighboring properties.

Thank you for your time and consideration of this request. I am available to answer any questions and to provide any additional documentation the city may require.

Respectfully submitted,


Sara Simpson

Owner / Operator

McSteen

LAND SURVEYORS



Prepared for: First USA Title Agency, LP
 Synergy One Lending

Present Owner: LUISA M. ORTIZ AND OMAR FELICIE
 MIRANDA

New Owner: NEW HORIZONS HOME SOLUTIONS LLC

Occupied by: Vacant

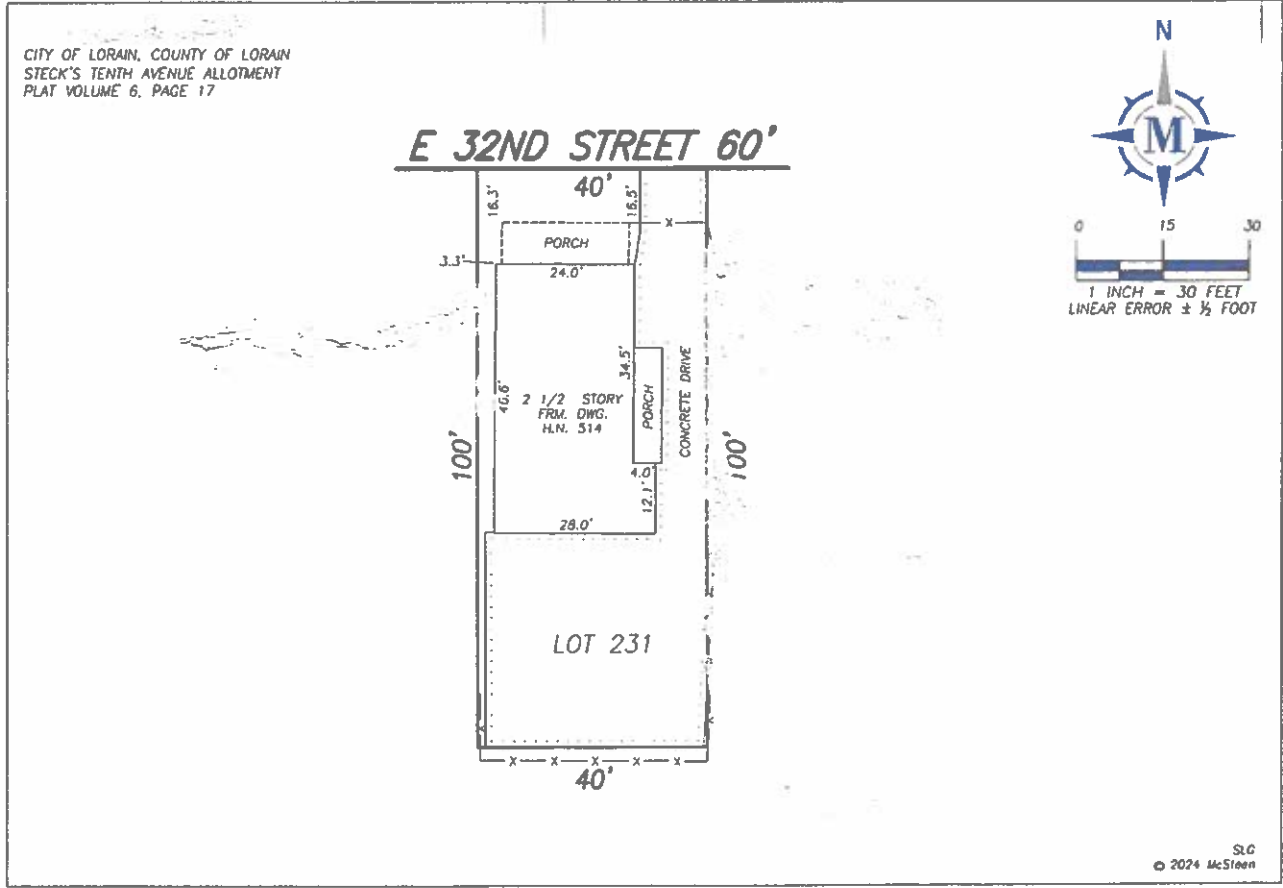
Work: None

Street Improvements: None

Title Co. File #: 43526

Property: 514 East 32nd Street
 Lorain, OH, 44055

Date: 8/9/24 **Time:** 11:20am **Order #:** 2024-08-0128



PROUDLY SERVING SINCE 1970

THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER



List of Abutting Property Owners

Property Address: 514 E 32nd St., Lorain, OH 44055

1. 512 E 32nd St., Lorain, OH 44055 – Maria Silvia
2. 516 E 32nd St., Lorain, OH 44055 – Cedric and Amber Peyton
3. 505 E 33rd St., Lorain, OH 44055 – Sylvia R. Hickey
4. 513 E 33rd St., Lorain, OH 44055 – BSDA, LLC
5. Directly across the street: Vacant lot (no property owner)



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

February 25, 2026

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 12-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from Section 1143.06(c)(2), which requires that a Boarding House shall be the principal residence of the property owner in an R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.

My responses regarding compliance are below:

Section 1143.06(2) The boarding house shall be the principal residence of the owner, who shall reside there when the boarding house is in operation. If the owner is not in residence in the dwelling unit for fourteen (14) consecutive days or more, a resident manager shall reside on the premises. In no case, however, shall the owner be absent for a period exceeding sixty (60) days.

1175.01(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

1175.03 (d) Applications and Standards for Variances:

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