



**The City of Lorain, Ohio**  
**Division of Buildings**  
*Rey Carrion, Safety/Service Director*

**DATE: April 1, 2026**  
**TIME: 9:00 A.M.**  
**PLACE: Council Chambers**

**PLANNING COMMISSION AGENDA**

ROLL CALL:

DISPOSITION OF MINUTES:

MATTERS FOR CONSIDERATION:

C.U.P. 01-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

C.U.P. 02-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

C.U.P. 03-2026 (Previously held in abeyance) 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.

C.U.P. 04-2026 (Previously held in abeyance) 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 32<sup>nd</sup> St. Sara 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

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## **Planning Commission**

Meeting Date: 04/01/2026

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Subject:

DISPOSITION OF MINUTES:

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### Attachments

March 4th Meeting Minutes

Public Comment

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**PLANNING COMMISSION  
MEETING MINUTES**

**March 4<sup>th</sup>, 2026**

**9:00 A.M.**

**Council Chambers. Lorain City Hall. 200 West Erie Ave**

**Call to Order:**

This meeting was called to order at 9:42 A.M.

**Roll Call:** Tim Williams, Assistant Safety Service Director; Henry Patterson, Member; Kenneth Kramer, Member; Brandon Wysocki, Member; Ben Webber, Lorain Fire Department; David Faciana, Chief Building Official; Evelisse Atkinson, Planning and Zoning Administrator; Megan Warrens, Administrative Assistant and Andrés Arrocho, Chief Housing Inspector and Don Zeleski, Law Department; Kenneth Resar, Law Department and Mary Springowski, Council at Large.

**Disposition of 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 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.**

Wysocki made a motion to hold this application in abeyance until April 1<sup>st</sup>, Planning Commission meeting. Patterson seconded this motion. Motion carried unanimously.

**C.U.P. 02-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.**

Wysocki made a motion to hold this application in abeyance until the April 1<sup>st</sup> Planning Commission meeting. Patterson seconded this motion. Motion carried unanimously.

**C.U.P. 03-2026 (Previously held in abeyance) 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.**

Wysocki made a motion to hold this application in abeyance until the April 1<sup>st</sup> Planning Commission meeting. Kramer seconded this motion. Motion carried unanimously.

**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 32<sup>nd</sup> St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.**

Zaleski swore Simpson in. Simpson spoke regarding this matter. Wysocki spoke regarding this matter. Zaleski spoke regarding this matter. Atkinson spoke regarding this matter.

Williams made a motion to hold this application in abeyance until a full quorum of board members are present. Kramer seconded this motion. Motion carried unanimously.

**Miscellaneous Concerns:**

There were no miscellaneous concerns brought to the board at this meeting.

**Adjournment:**

This meeting was adjourned at 9:50 A.M.

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**Evelisse Atkinson, Planning and Zoning Administrator**

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**Rey Carrion, Chairman**

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**Recorded by: Chris Yates, Commercial Building Inspector**

**Lorain Planning Commission**

**Wednesday, March 4<sup>th</sup>, 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:** Tim Williams, Assistant Safety Service Director; Henry Patterson, Member; Kenneth Kramer, Member; Brandon Wysocki, Member; Ben Webber, Lorain Fire Department; David Faciana, Chief Building Official; Evelisse Atkinson, Planning and Zoning Administrator; Megan Warrens, Administrative Assistant and Andrés Arrocho, Chief Housing Inspector and Don Zeleski, Law Department; Kenneth Resar, Law Department and Mary Springowski, Council at Large.

**Call To Order:**

This meeting was called to order at 9:01 A.M.

**Matters of Consideration**

**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 32<sup>nd</sup> St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.**

Williams introduced Simpson. Simpson spoke regarding this matter. Atkinson spoke regarding this matter. Williams spoke regarding this matter. Faciana spoke regarding this matter. Williams opened the floor for public comment. No public comment was taken.

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**Rey Carrion, Chairman**

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**Evelisse Atkinson, Zoning Administrator**

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**Recorded by: Chris Yates**



# CITY OF LORAIN

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## Planning Commission

4. A.

Meeting Date: 04/01/2026

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Subject:

C.U.P. 01-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

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### Attachments

Application and Site Plan

Recommendation Letter

Correspondence Letter

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Jack Bradley  
Mayor

# CITY OF LORAIN PLANNING COMMISSION

NO. 41025218  
\$500.00  
1-2-2026  
2026-000

CONDITIONAL USE PERMIT

01-2026

### APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR A  
CONDITIONAL USE, CHAPTER 11.

NAME: Industrial Storages and Parking LLC - Jose Laboy

ADDRESS OF OWNER: 823 W. 18th St Lorain, OH 44052

CITY: Lorain STATE: Ohio ZIP CODE: 44052

PHONE: (BUSINESS) 44025810433 (RESIDENTIAL) \_\_\_\_\_

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:

1305 Oberlin Ave Lorain, Ohio 44052

PLOT PLAN SUBMITTED: YES  NO

LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: \_\_\_\_\_

REASON FOR REQUESTING THE CONDITIONAL USE: Use of designated parking  
and storage areas for industrial vehicles and equipment

NON-REFUNDABLE FEE: \$500.00 As per Ordinance 168-20 Effective January 21, 2021.

Jose Laboy  
Applicant's Signature

12-15-25  
Date

**Industrial Storages and Parking LLC**

**Jose Laboy**

**Managing Member**

**1305 Oberlin Avenue**

**Lorain, Ohio 44052**

**Phone: 440-258-6433**

**Email:** [REDACTED]

**Date: 12-10-2025**

**City of Lorain Planning Commission**

**Attn: Evelisse Atkinson, Planning & Zoning Administrator**

**City of Lorain – Building, Housing & Planning**

**200 West Erie Avenue, 5th Floor**

**Lorain, Ohio 44052**

**Re: Conditional Use Permit Application – Industrial Storages and Parking LLC**

**Dear Ms. Atkinson and Members of the Planning Commission,**

I am writing to formally submit this cover letter in support of my application for a Conditional Use Permit for the operation of an Industrial Storages and Parking LLC at the property located at 1305 Oberlin Avenue, Lorain, Ohio.

The proposed use consists of designated parking and storage areas for industrial vehicles and equipment, including but not limited to semi-trucks, trailers, commercial vehicles, RVs, and related industrial storage, within clearly defined areas of the property. This facility is intended to serve local businesses, contractors, logistics operators, and vehicle owners who require secure, off-street parking and storage.

The property is well-suited for this use due to its size, existing layout, and proximity to industrial corridors. Parking areas will be clearly marked and organized to maintain safe vehicle circulation, appropriate setbacks, and controlled access. Operations will be managed to minimize potential impacts on surrounding properties, including noise control, traffic management, and routine property maintenance.

This request is being made in accordance with Chapter 1143 of the Codified Ordinances of the City of Lorain. All required materials are included with this submission, including:

- A completed Conditional Use Permit application
- A list of abutting property owners
- A plot plan showing parking areas, access points, and setbacks

- The required non-refundable application fee

The proposed conditional use supports the City of Lorain's industrial and economic activity while providing an organized and compliant solution for industrial vehicle parking that reduces congestion on public streets.

I respectfully request the Planning Commission's review and approval of this Conditional Use Permit. I appreciate your time and consideration and will be present at the scheduled meeting to address any questions or concerns.

Thank you for your consideration.

Sincerely,

Jose Laboy  
Managing Member  
Industrial Storages and Parking LLC

## **PLOT PLAN NARRATIVE**

**Industrial Storages and Parking LLC  
1305 Oberlin Avenue, Lorain, Ohio**

This plot plan narrative accompanies the attached aerial image obtained from the Lorain County Auditor's website and is submitted in support of the Conditional Use Permit application for Industrial Storages and Parking LLC.

The aerial image is used as a base map for illustrative purposes only, to clearly depict the proposed layout, circulation, and designated use areas within the existing property boundaries.

### **Industrial and Recreational Vehicle Parking Areas (Red Highlighted Areas)**

The areas outlined in red on the attached image represent the only designated locations for industrial vehicle and recreational vehicle (RV) parking on the property. These areas are confined to existing paved and gravel surfaces and are located away from residential properties. No industrial or recreational vehicles will be parked outside of the red-designated areas.

The red-highlighted areas are intended for:

- Semi-trucks
- Trailers
- Commercial vehicles
- Recreational vehicles (RVs)

### **Vehicle Access and Entrance**

All industrial and recreational vehicles will access the site exclusively through the gated entrance off Oberlin Avenue. No industrial or recreational vehicle access is proposed from any residential streets. This controlled access point allows for traffic management, safety, and reduced impact on surrounding neighborhoods.

### **Equipment Storage and Non-Industrial Parking (Yellow and Blue Highlighted Areas)**

The areas highlighted in yellow and blue identify existing building structures on the property. These buildings are proposed for equipment storage, material storage, and general vehicle parking associated with the storage units.

Parking within the yellow and blue areas is limited to passenger vehicles and light-duty vehicles related to storage unit use only. No industrial or recreational vehicle parking is permitted within the yellow or blue designated areas.

### Separation of Uses

Industrial and recreational vehicle parking is clearly separated from the storage building areas and standard vehicle parking. This separation ensures orderly site operation, compliance with zoning intent, and minimal impact to surrounding residential properties.

No expansion beyond the highlighted areas is proposed, and all uses will remain within the existing site boundaries.

# 1305 Oberlin Ave. Lorain, Ohio



1143.07

(j) Truck Livery.

(1) Minimum site size shall be one (1) acre.

**REQUIREMENTS MET**

(2) All portions of the site to be used for the storage or parking of semi-tractors or trailers shall be paved.

**REQUIREMENTS MET**

(3) Security lighting shall be provided in accordance with the requirements of this Ordinance.

**REQUIREMENTS MET**

(4) A six (6) foot high security fence shall be installed around the perimeter of the area in which vehicles are parked or stored.

**REQUIREMENTS MET**

(5) No truck or trailer shall be parked or stored within 200 feet of a residential zoning district.

**VARIANCE SUBMITTED**

**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

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

**Community Animal Task Force Inc**  
1109 W. 12th St

**Prugreen Properties LLC**  
1105 W. 12th St

**Keenan Adams**  
1101 W. 12th St

**Next Chapter Capital LLC**  
1055 W. 12th St

**Timothy Alan Long**  
1227 Hamilton Ave



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir  
Director

David Faciana  
Chief Building Official

March 25, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: 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 a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

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

### **Section 1143.03 General Review Standards**

In addition to the specific requirements for conditionally permissible uses as specified in this chapter, the planning commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall determine that each use at the proposed location:

- A. Is, in fact, a conditionally permissible use within the zoning district in which the property is located.
- B. Will be consistent with the city's comprehensive plan and zoning ordinance.
- C. Will be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the vicinity.
- D. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
- E. Will not involve uses, activities, processes, material, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- F. Will have vehicular approaches to the property that are the minimum necessary to provide adequate and safe access to the property.
- G. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of significant importance.

### ***Requirements for Conditional Use Permit 1143.07(j) Truck Livery:***

- (1) Minimum site size shall be one (1) acre.
  - ***In compliance***

(2) All portions of the site to be used for the storage or parking of semi-tractors or trailers shall be paved.

- **In compliance**

(3) Security lighting shall be provided in accordance with the requirements of this Ordinance.

- **In compliance**

(4) A six (6) foot high security fence shall be installed around the perimeter of the area in which vehicles are parked or stored.

- **In compliance (fence screening is out of compliance)**

(5) No truck or trailer shall be parked or stored within 200 feet of a residential zoning district.

- **Variance requested. See application BA 05-2026**

Respectfully,



Evelisse Atkinson  
Planning & Zoning Administrator

# Memo

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To: Planning Commission and Zoning Board of Appeals

From: Evelisse Atkinson

Date: March 6, 2026

Re: Industrial Storages and Parking LLC 1305 Oberlin Ave

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Attached you will find correspondence received regarding Industrial Storages and Parking LLC, 1305 Oberlin Ave., marked as exhibits, A through H.

## Atkinson, Evelisse

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**From:** Springowski, Mary  
**Sent:** Monday, December 29, 2025 10:03 AM  
**To:** Atkinson, Evelisse; Kuszniir, Matt; Faciana, David; Dimacchia, Tony  
**Subject:** Fw: 1305 Oberlin



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**From:** JOSEPH REWAK <[REDACTED]>  
**Sent:** Monday, December 29, 2025 8:58:43 AM  
**To:** Springowski, Mary <Mary\_Springowski@cityoflorain.org>  
**Subject:** 1305 Oberlin

**Warning: Unusual sender** <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the City of Lorain Planning Commission,

I am submitting this letter as a formal objection to the proposed zoning change for the property located at 1305 Oberlin Avenue, Lorain, Ohio.

Based on existing conditions at the site, the current use already presents significant public safety, access, and compatibility concerns. Semi-trucks routinely idle on the property throughout the day and night, particularly during periods when temperatures are below 30 degrees. This ongoing activity contributes to excessive noise, diesel emissions, and adverse impacts on nearby properties.

Of particular concern is the fact that a designated public access road serving this area is blocked and locked, restricting access for police and fire department vehicles. This presents a serious life-safety issue. There have been multiple fires in the area, as well as documented reasons for law-enforcement access, and restricted entry delays emergency response times.

Additionally, there are ongoing concerns regarding unauthorized occupancy in the rear portion of the property, including the possible presence of homeless individuals. This raises further issues related to safety, health, and code enforcement that have not been adequately mitigated.

Given these conditions, the proposed zoning change appears inconsistent with sound planning principles, including compatibility with surrounding land uses, protection of public safety, and adequate access for emergency services. Approval of a zoning change under these circumstances would likely intensify existing impacts rather than resolve them.

For these reasons, I respectfully request that the Planning Commission deny the proposed zoning change for 1305 Oberlin Avenue and ensure this objection is entered into the official record.

Thank you for your consideration.

Sincerely,  
Joe Rewak

Joe Rewak  
Owner  
Rewak Mechanical  
440-396-4373

**Atkinson, Evelisse**



**From:** Kathleen Cruz <[REDACTED]>  
**Sent:** Monday, December 29, 2025 4:12 PM  
**To:** Atkinson, Evelisse  
**Subject:** I object to this condition use permit on Oberlin Ave ( see attached)  
**Attachments:** IMG\_9224.jpeg; IMG\_9223.jpeg

**Warning: Unusual sender** <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I object to this! This area is close to our beautiful lakefront and needs to be cleaned up and beautified along with the rest of the business properties in the area. We have plenty of unused industrial space in industrial parks . We already have 28th street properties near the mill looking crappy and Elyria Avenue as well ( see photo) . You drive past and you see rodents running and junk just showing through dilapidated fences ! We got a junkyard next to the tracks in the 5th ward as well .

Residential areas do not need any more industrial lots with trucks , cars etc.

Lorain is the junkiest , ghetto, most dilapidated city around the area . It's embarrassing ! Lorain needs a plan with nice uniformed store fronts that are maintained . A bunch of different materials painted 1 color . Uniontown Provisions has had a letter falling off their sign since before they shut down . Get out if your offices and enforce code and truly take a look at this city . Go visit Tremont and look at the nice mix of old and new . Then come back and see how ugly Lorain is .

3:57

61%

Search here

Restaurants

Shopping

Groceries

American Auto Wrecking llc (By...

metals

moth Automotive Group

Ely Enterprises

eirecovery

Google Maps

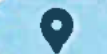
39th St

Elyria Ave

100 ft  
50 m

Latest in the area

25°  
37 AQI



Explore



You



Contribute



# More reasons why the gate should not be open!

1..We need our space to park our cars way to congested, other cars in an out of the residents with nowhere to park.

2..We are not in and out of his area, we stay on our side of the fence but he wants to interrupt an intrude on our territory/not fair. If he opens up the gate then everybody should be able to go in and out towards Oberlin ave.

3..There are some people who have serious health issues by the gate being opened. Residences that suffer from multiple situations mentally and physically.

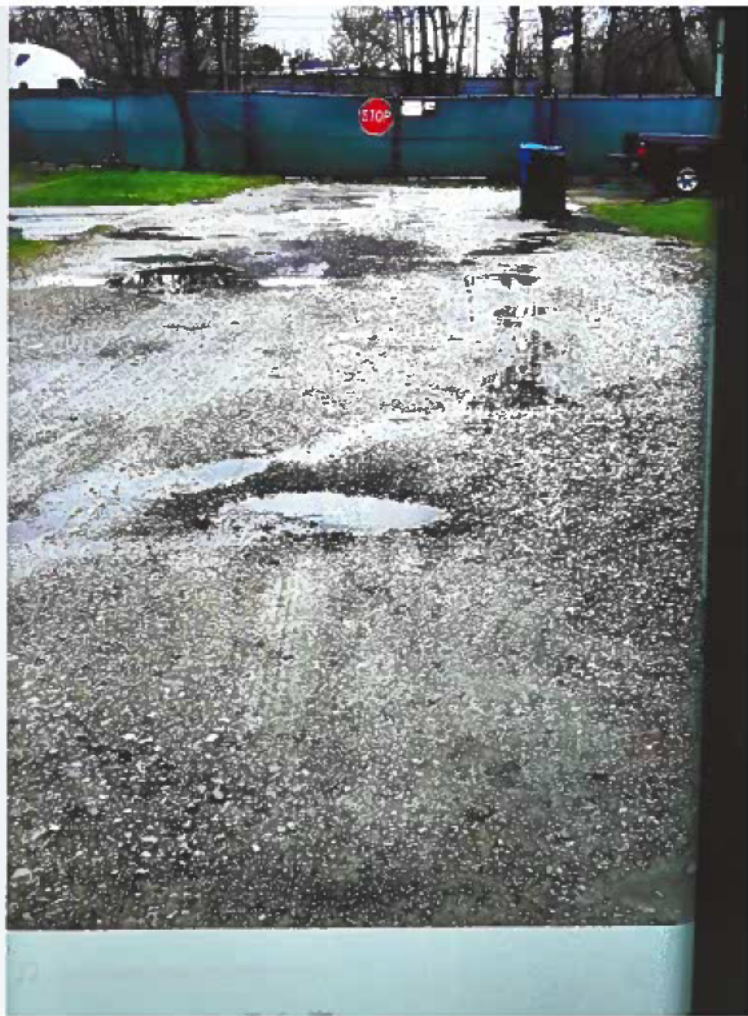
4..The bottom line is we've had our privacy for over years 40 plus and we don't need his traffic. The place where we park our cars is not even a street, its just stones and broken up tar and hard grass.

# PETITION FOR STREET ZONING THAT WAS A DEAD END STREET FOR OVER 50 YEARS

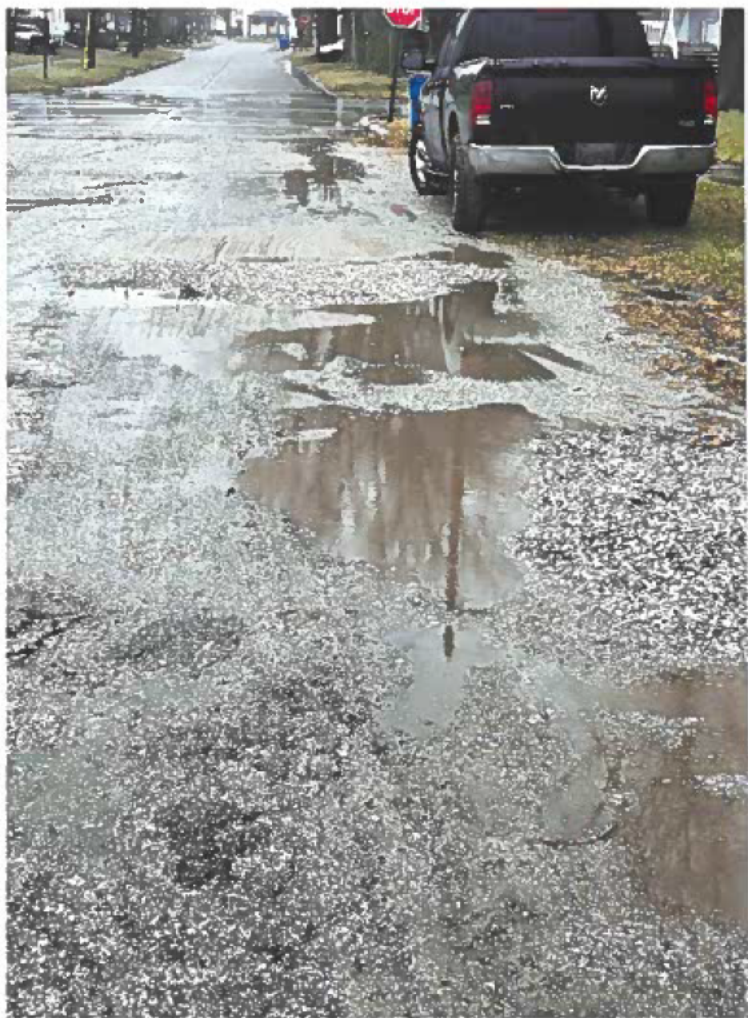
WE THE PEOPLE OF THE NEIGHBORHOOD DO NOT WANT THE GATE ON 12<sup>TH</sup> AN HAMILTON TO BE OPENED...TO MUCH TRAFFIC, TO DANGEROUS FOR THE KIDS THAT PLAY THERE LIKE THEY ALWAYS HAVE FOR THE LAST 40 YEARS, TEARING UP THE STREET, LOITERING, THE NOISE, BRINGING MORE TRAFFIC, EXCESSIVE SPEEDING IN THE NEIGHBORHOOD, MORE PEOPLE THAT DO NOT LIVE THERE. IT'S BEEN VERY QUIET IN OUR NEIGHBORHOOD AND WE WANT IT TO REMAIN THAT WAY.. HE HAS OVER 5 ACRES AND A HUGE OBERLIN AVE ENTRANCE. WE DO NOT USE HIS ENTRANCE AT ALL, HE DON'T NEED OURS, ITS USED FOR FIRE USAGE ONLY, EMERGENCIES

#	Name	Signature	Phone Number	Date
1	Catherine Potten	Catherine Potten	440-674-0676	Jan 4 <sup>th</sup> 2026
2	Shanna Jackson		304-3089 440- <del>011</del>	1-4-2026
3	Ron Piquet	Ron Piquet	440-654-9710	1-4-2026
4	Kathy Piquet	Kathy Piquet	N/A	1-4-2026
5	Phil Lott's	Phil Lott	(440)810-0136	1-4-2026
6	Sarah Mason	Sarah Mason	440 219 5307	1-5-2026
7	Gerald Koder	Gerald Koder	440 245 0002	1-5-2026
8	Marian Jenkins	Marian Jenkins	(440) 444-2672	1-5-2026
9	BLAKE JAMERSON		(23)291-8408	1-5-2026
10	Shawn Davis	Shawn Davis	781-809-1210	1-5-2026
11	Leilani Medina		440-671-8211	1-6-26
12	Anthony Iara		440)222-9540	1-6-26
13	Richard Pyle		440-830-049	1-6-26
14	Barbara Smith	Barbara Smith	440 752-6824	1-6-26
15	Edna Church		440-79569	







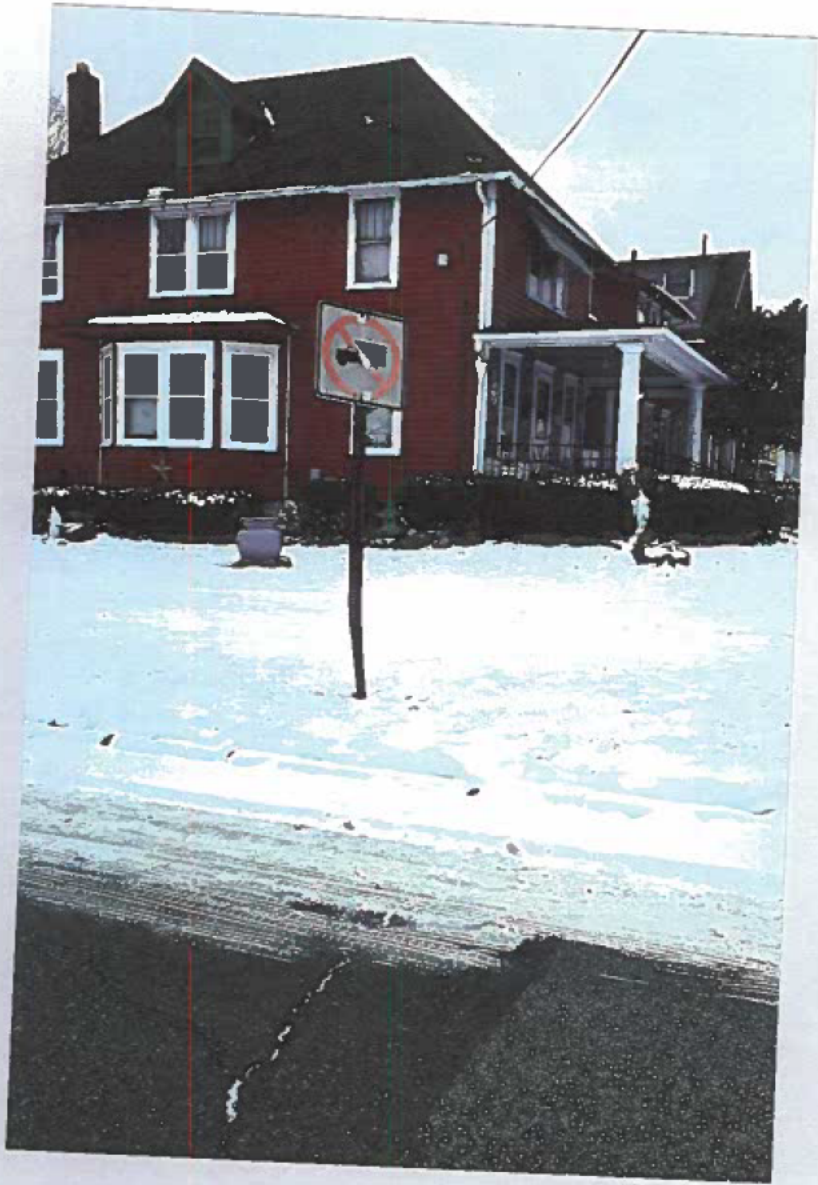




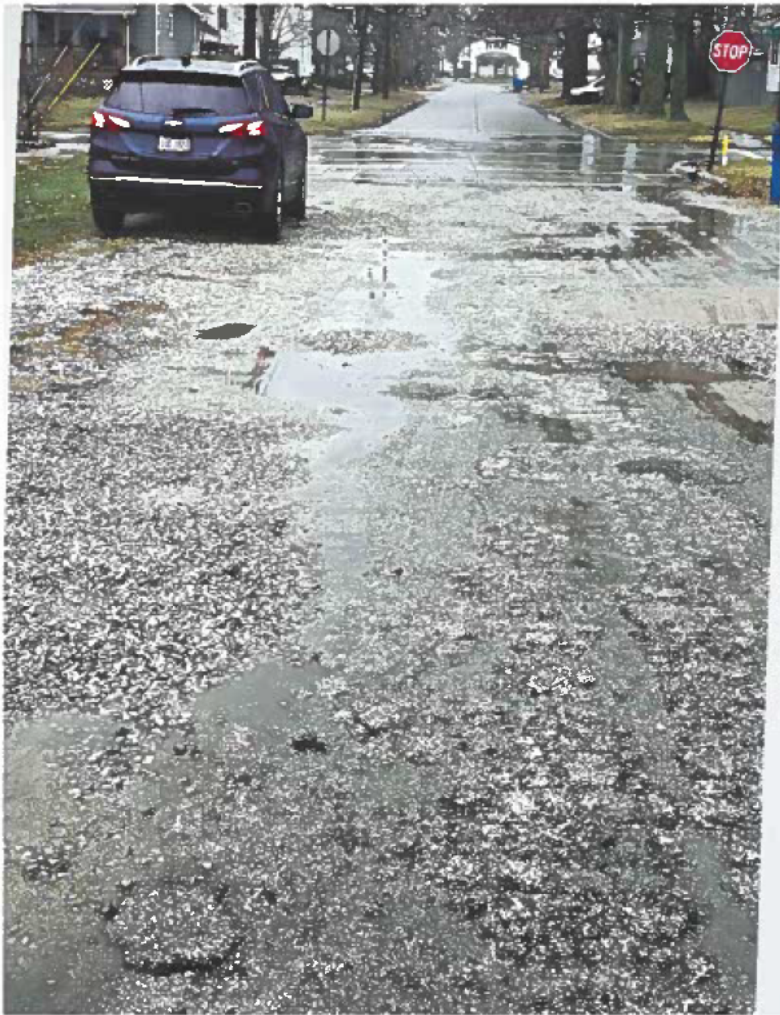


















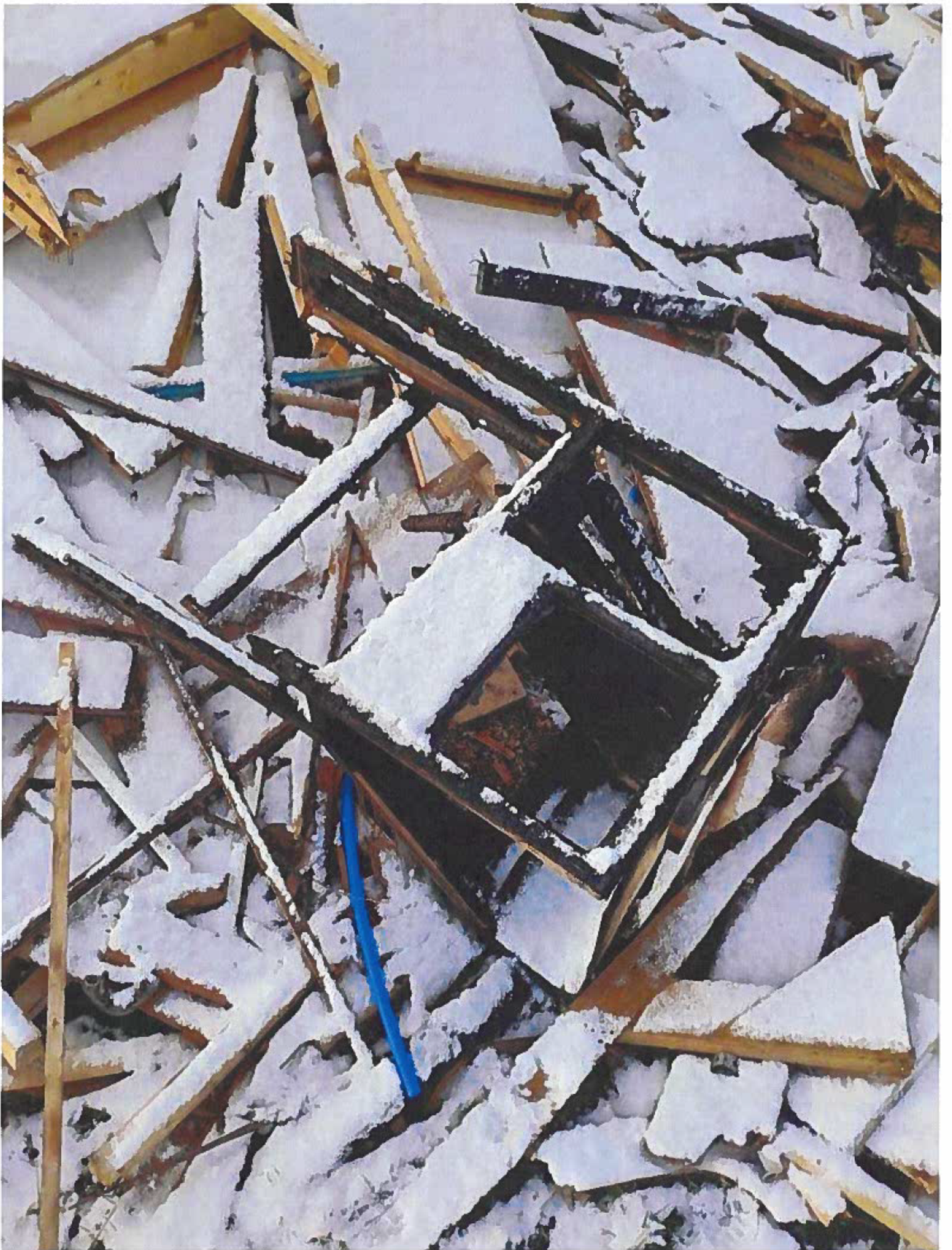
**Atkinson, Evelisse**

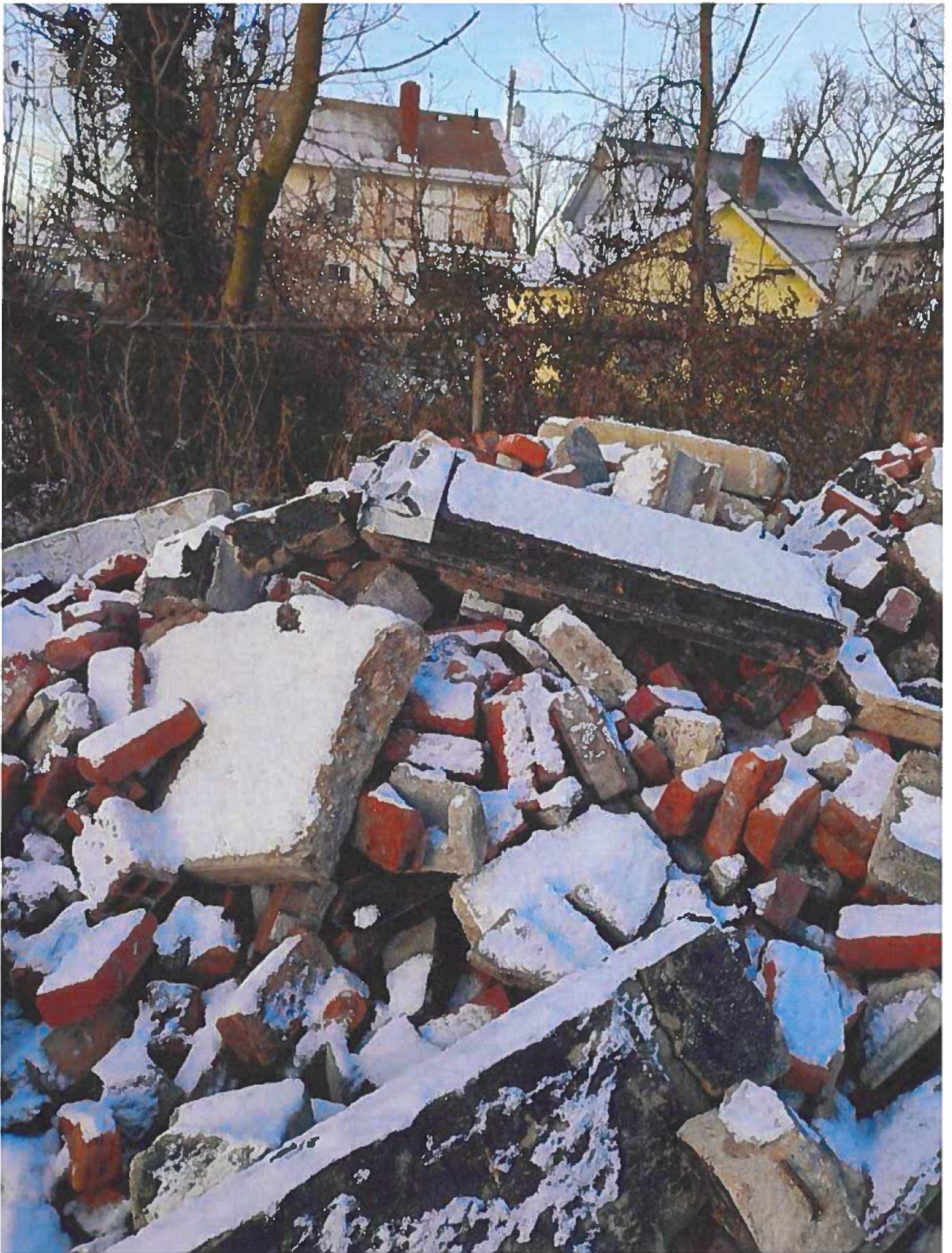
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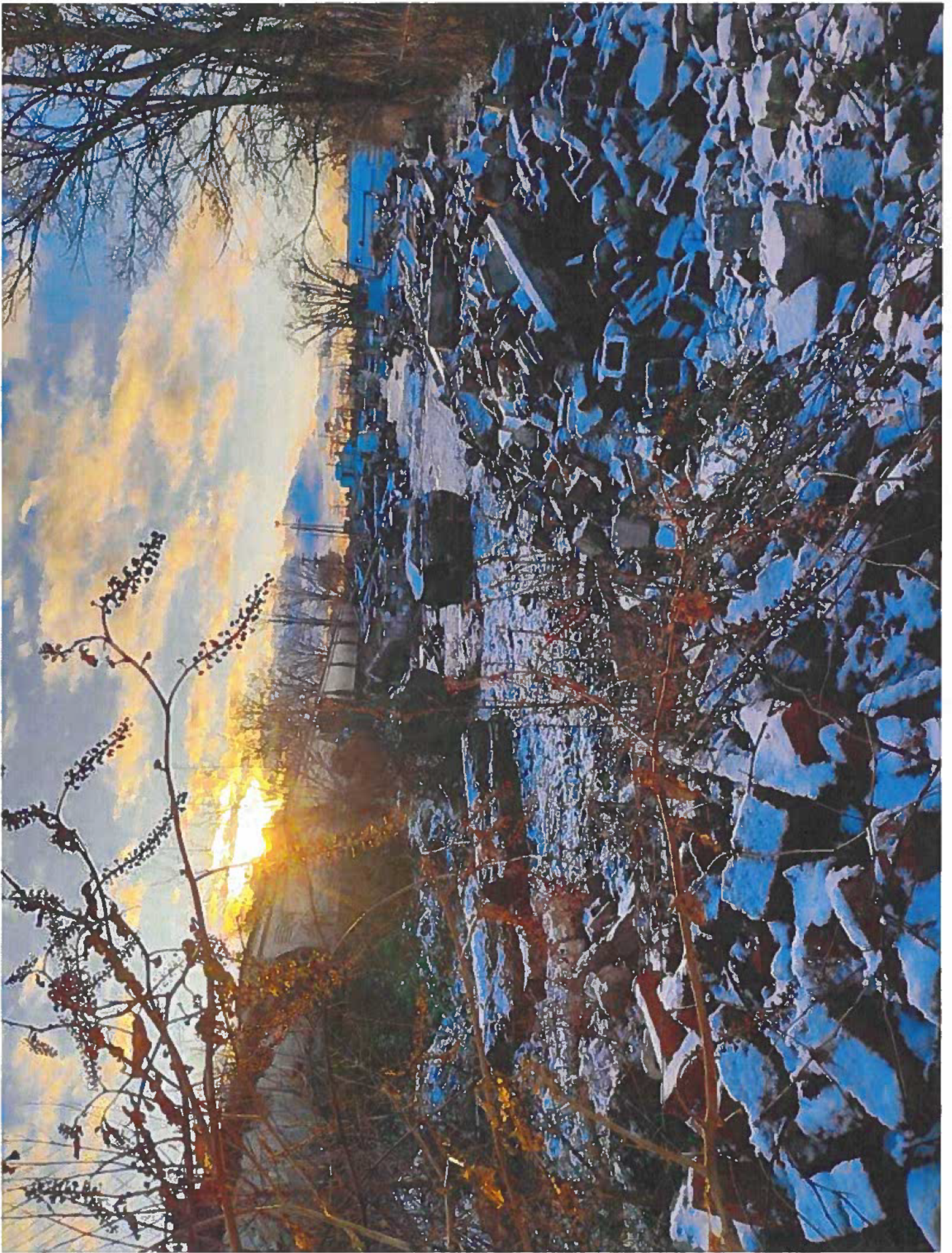
**From:** Springowski, Mary  
**Sent:** Sunday, January 11, 2026 6:30 PM  
**To:** Faciana, David; Kuszniir, Matt; Arocho, Andres  
**Subject:** American Crucible  
**Attachments:** image000006.jpeg; image000005.jpeg; image000004.jpeg; image000001.jpeg;  
image000002.jpeg; image000003.jpeg; image000000.jpeg

These are the photos taken from the back yards of residents on 12th St abutting the former American Crucible. This is debris from the ruins of the fire. People are concerned about potentially hazardous or toxic chemicals.

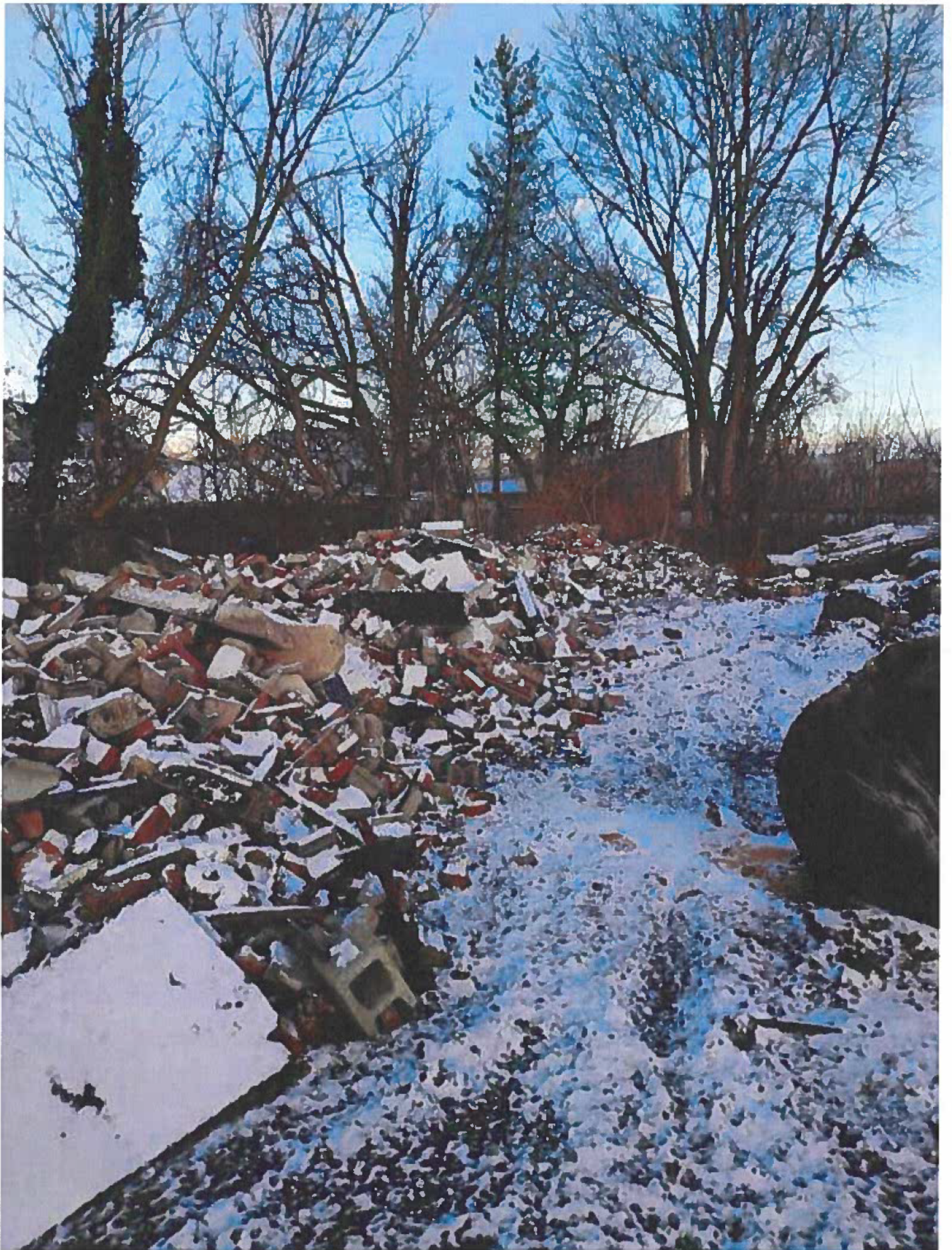
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**Atkinson, Evelisse**



**From:** Kempton, Victoria  
**Sent:** Wednesday, March 4, 2026 8:16 AM  
**To:** Atkinson, Evelisse  
**Subject:** A letter from the residents concerning today's meeting

I would ask that you could attach this letter that over a dozen neighbors signed to today's record please thank you councilwoman Victoria Kempton

Date: \_\_\_\_\_03/03/2026\_\_\_\_\_

To the Honorable Members of the Lorain Planning Commission and Zoning Board of Appeals:

Re: Opposition to Conditional Use Permit 01-2026 and Variance BA 05-2026 -- 1305 Oberlin Avenue

We, the undersigned residents residing in close proximity to 1305 Oberlin Avenue, respectfully oppose the requested Conditional Use Permit and Variance.

Under the Lorain Codified Ordinances and applicable Ohio zoning law, the applicant bears the burden of demonstrating that the requested variance and conditional use satisfy the required legal standards, including compatibility with surrounding land uses and protection of the public health, safety, and general welfare. Based on the record before the Commission, that burden has not been met.

#### Variance – 200-Foot Residential Buffer

The applicant seeks relief from the required 200-foot separation between truck livery operations and residential zoning. This buffer exists to protect established homes from foreseeable impacts associated with semi-truck parking, movement, lighting, and emissions.

The property was acquired with knowledge of its zoning limitations. Any hardship arising from the proposed use is therefore self-created. A variance should not be granted where the difficulty results from the applicant's chosen business model rather than the property itself.

Granting this request would diminish the protective intent of the residential buffer and directly affect adjacent homeowners.

#### Conditional Use – Lumber Storage and Processing

The proposed lumber operation involves active industrial processing, including cutting and outdoor material staging. Conditional use approval requires a clear showing that the use will be compatible with surrounding residential properties.

Given the proximity of homes and the absence of clearly defined operational limits within the application, compatibility has not been clearly established.

For these reasons, we respectfully ask that the Commission and Board decline to approve the requested applications.

Respectfully submitted,

Name

Address

phone

Get [Outlook for Android](#)

Name Keenan Adams  
Address 1101 W. 12th St.  
phone 440-541-8831

Don Feuerhan  
1056 W 12th St

---

Cathy Potter 1113 W 12th St 440-654-0626  
Shad Potter 1113 W 12th St, 440-309-5650

---

Jody McKinney 440-752-3902  
1115 W. 12th St. 44052

---

Michael York  
1121 W 12th St Lorain OH 44052

---

Laritza Rivera  
1125 12th St Lorain OH 44052

Jim Scott

1129 W. 12 St Lorain OH 44052

Candace Krejci

1124 W 12th St. Lorain OH 44052

Donette Price

Chas R Hamel  
1128 W 12<sup>th</sup>  
LORAIN

Terry Jackson  
1038 W 12<sup>th</sup> St  
Lorain, OH  
44052

Penny Idanell  
1128 WEST 12<sup>th</sup>  
LORAIN, OHIO  
44052

Russ TR  
1122 W 12<sup>th</sup> ST  
LORAIN, OHIO 44052

Charles Colman  
1118 West 12<sup>th</sup>  
Lorain OH 44052

Heba Smith  
1118 WEST 12<sup>th</sup> ST  
Lorain OH 44052

Shanna Jackson  
1038 W 12<sup>th</sup> St  
Lorain OH 44052



02/25/2026

To the Honorable Members of the Lorain Planning Commission and Zoning Board of Appeals:

Re: Opposition to Conditional Use Permit 01-2026 and Variance BA 05-2026 – 1305 Oberlin Avenue

We, the undersigned residents of the neighborhoods adjacent to 1305 Oberlin Avenue, respectfully request that you deny the above-referenced applications.

Under Ohio zoning law and the City of Lorain Codified Ordinances, a conditional use and variance may only be granted when the applicant demonstrates that the request is consistent with the public health, safety, and general welfare, is compatible with surrounding land uses, and meets the required legal standards. The applicant has not met that burden.

### **1. Public Health and Safety**

The proposed use involves the parking and storage of semi-trucks and industrial equipment within approximately 200 feet of residential homes. This presents foreseeable impacts including:

- Diesel emissions and air quality concerns
- Noise from truck movement and idling
- Increased heavy vehicle traffic
- Safety risks to children and pedestrians

These impacts are incompatible with established residential use and do not promote the public welfare.

### **2. Property Value and Neighborhood Character**

Introducing an industrial truck yard adjacent to a residential neighborhood materially alters the character of the area. Such a change undermines homeowner investment and destabilizes residential property values. Zoning regulations exist specifically to prevent incompatible land uses from encroaching into residential districts.

### **3. Failure to Meet Variance Standards**

Ohio law is clear that a variance cannot be granted solely for economic convenience or private financial benefit. A hardship must not be self-created.

The applicant purchased the property knowing its zoning classification. Any hardship arising from intended business operations is therefore self-imposed and does not meet the legal threshold for variance approval.

### **4. Existing Zoning Violations**

Trucks are currently being parked on the property in apparent violation of existing zoning regulations. Granting approval after noncompliant activity has already begun would undermine enforcement of the zoning code and set a precedent that encourages future violations followed by retroactive requests for approval.

### **5. Inconsistency with Responsible Development**

This application represents a significant intensification of industrial use adjacent to homes. It does not align with responsible development principles or the intent of the City's planning framework to buffer industrial activity from residential areas.

For these reasons, the requested Conditional Use Permit and Variance fail to satisfy the required legal standards and do not serve the public interest.

We respectfully ask that you deny these applications.

Respectfully,

*Catherine Thomas*  
1045 W 12 ST

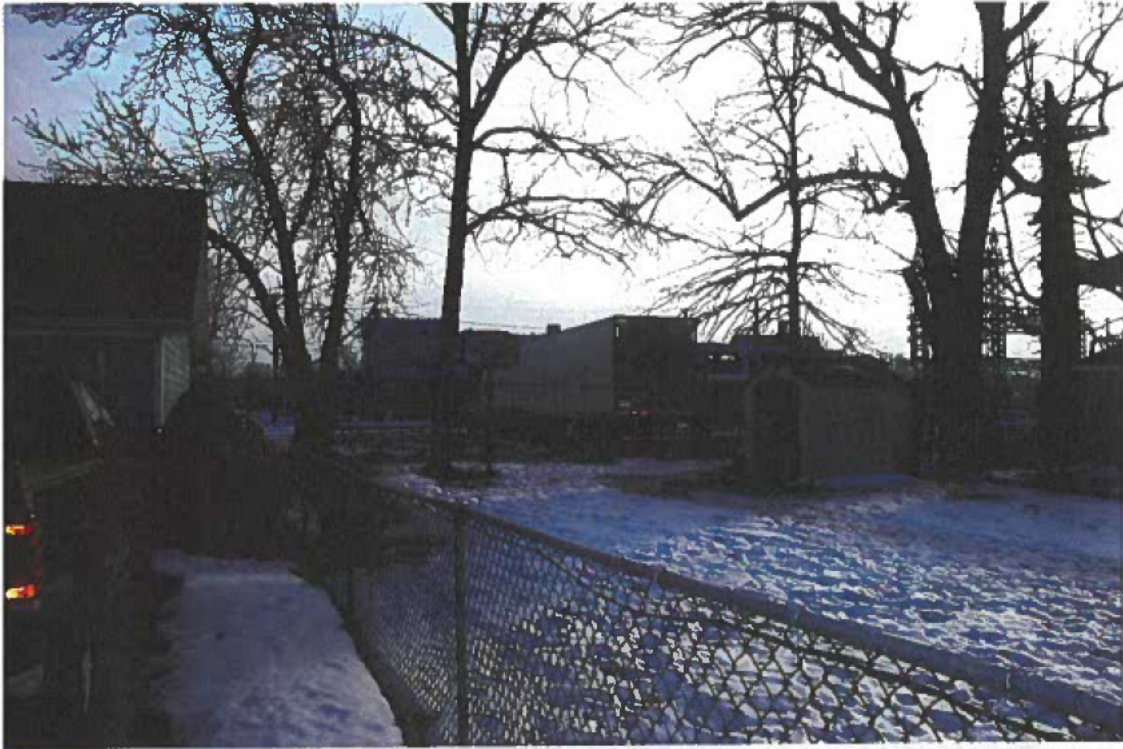
Christopher J Thomas

EXHIBIT

6

tabbles







**Atkinson, Evelisse**



**From:** David Long <[REDACTED]>  
**Sent:** Wednesday, March 4, 2026 6:03 PM  
**To:** Atkinson, Evelisse  
**Subject:** Oberlin Ave  
**Attachments:** 20260304\_171629.jpg; 20260304\_171622.jpg; 20260304\_171619.jpg; 20260304\_171601.jpg; 20260304\_171625.jpg; 20260304\_171632.jpg

**Warning: Unusual sender** <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.













# CITY OF LORAIN

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## Planning Commission

4. B.

Meeting Date: 04/01/2026

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Subject:

C.U.P. 02-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

---

### Attachments

Application and Site Plan

Recommendation Letter

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# CITY OF LORAIN PLANNING COMMISSION

Jack Bradley  
Mayor

CONDITIONAL USE PERMIT 02-2026

### APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR A  
CONDITIONAL USE, CHAPTER 11.

NAME: Industrial Storages and Parking LLC - Jose Labay

ADDRESS OF OWNER: 823 W. 18th St Lorain, OH 44052

CITY: Lorain STATE: OH ZIP CODE: 44052

PHONE: (BUSINESS) 440 258-6433 (RESIDENTIAL) \_\_\_\_\_

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:

1305 Oberlin Ave Lorain, OH 44052

PLOT PLAN SUBMITTED: YES  NO

LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: \_\_\_\_\_

REASON FOR REQUESTING THE CONDITIONAL USE: Establish outdoor lumber storage, cutting, processing, bundling, and distribution on property

NON-REFUNDABLE FEE: \$500.00 As per Ordinance 168-20 Effective January 21, 2021.

Jose Labay Jr.  
Applicant's Signature

12-15-25  
Date

Industrial Storages and Parking LLC  
1305 Oberlin Ave  
Lorain, Ohio 44052

████████████████████  
440-258-6433

Date: \_\_\_\_\_

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

RE: Conditional Use Permit Application – Lumber Storage, Processing, and Distribution Operations at 1305 Oberlin Ave

To the Honorable Members of the Lorain Planning Commission:

I am submitting this cover letter along with the Conditional Use Permit Application on behalf of Industrial Storages and Parking LLC, the operator of the property located at 1305 Oberlin Ave, Lorain, Ohio 44052. We are requesting approval to continue and formally establish outdoor lumber storage, lumber cutting/processing, bundling, and on-site distribution as an approved conditional use on this property.

Industrial Storages and Parking LLC holds an active contract with a tree-cutting and land-clearing company that delivers raw lumber materials to our site. Our business then safely cuts, processes, and bundles the wood for lawful resale. This operation is conducted in a designated area of the property, separate from vehicle parking and other activities, and remains fully within commercial and industrial use standards.

This request ensures transparency and compliance with all City of Lorain requirements. Approval of this conditional use will allow our business to continue serving the community, support local contractors, and strengthen the area's commercial activity. We emphasize that:

- The lumber processing area is well-organized and safely managed.
- Wood is stored neatly and securely to prevent hazards or visual clutter.
- No chemicals, hazardous waste, or prohibited materials are involved.
- Operations are maintained in accordance with safety, noise, dust control, and fire prevention standards.
- The use does not create negative impacts on surrounding properties.
- We remain committed to working cooperatively with the City to maintain a clean, safe, and compliant operation.

This use supports local economic activity, provides materials for local buyers, and utilizes otherwise underused industrial land in a productive and lawful manner.

We respectfully request approval of this conditional use so we may continue operating this portion of our business in accordance with all applicable regulations.

Thank you for your consideration. I am available to meet, answer questions, or provide any additional documentation the Planning Commission may require.

Respectfully,  
Jose Laboy  
Industrial Storages and Parking  
LLC

[REDACTED]

440-258-6433

**Plot Plan – Conditional Use Permit**

1305 Oberlin Ave, Lorain, Ohio

Proposed Lumber Storage & Processing Use

This plot plan is based on an aerial image obtained from the Lorain County Auditor's website and is submitted in support of a Conditional Use Permit application for lumber storage and processing.

## 1305 Oberlin Ave -Lumber yard



### Proposed Use Description

The red outlined area identifies the proposed Lumber Storage & Processing Area. This area will be used for receiving, stacking, cutting, bundling, and temporary storage of lumber.

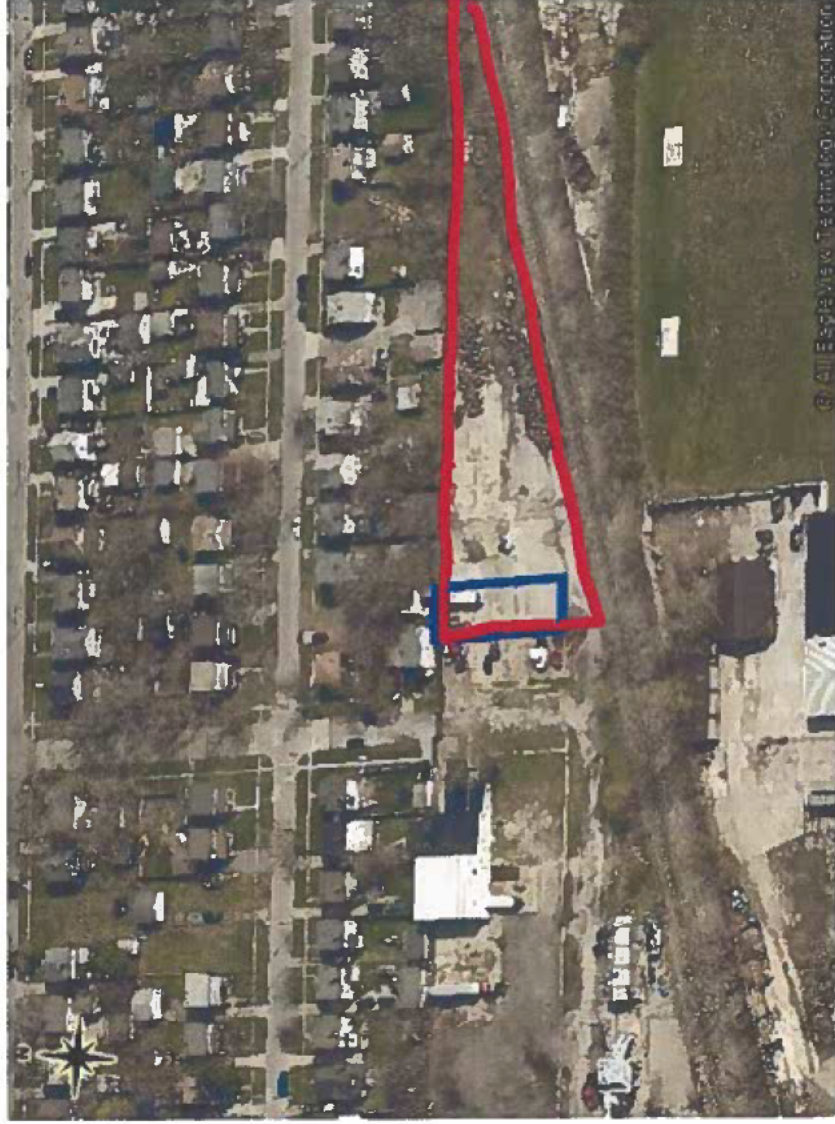
Lumber operations will remain within the designated area and will not interfere with parking, access drives, or adjacent uses.

#### Site Notes

- Adjacent residential properties are located to the north.
- Industrial and vacant uses are located to the south.
- Access to the site is provided from Oberlin Avenue.
- Fire lanes and access drives will remain unobstructed at all times.
- Lumber will not be stored within required setbacks from residential properties.

Note: Aerial image is for reference purposes and is not drawn to exact scale.

# 1305 Oberlin Ave - Lumber yard



**Abutting Property Owners – Lumber Yard**

**Kawbena Kemaujamel**

1053 W. 12th St

**Nancy Mieczkowski**

1049 W. 12th St

**Christopher & Catherine Thomas**

1045 W. 12th St

**Carlos Marrero & Kathleen Piskur**

1041 W. 12th St

**Kathy Foble Chamberlain**

1039 W. 12th St

**Amherst Park Ave Property LLC**

1035 W. 12th St

**David Long (PPN - 0201006122011)**

1031 W. 12th St

**David & Charles Perusek**

1029 W. 12th St

**Loomis Properties**

1025 W. 12th St

**Carl Cales Jr & Rayan Cales**

1023 W. 12th St

**BJSP LLC**

1019 W. 12th St

**John & Doris Dalton**

1017 W. 12th St

1143.08

(a) Outdoor Storage Related to Principal Industrial Uses.

(1) Outdoor storage shall not be permitted within any required front yard (30 feet).

**-REQUIREMENTS MET**

(2) Outdoor storage shall only be permitted as an accessory for use to principal uses in the industrial districts.

(3) The outdoor storage area shall be fenced on all sides in accordance with the requirements of Section 1141.08.

**-EXISTING FENSE**

(4) Any side that is visible to adjoining properties in a residential district, mixed-use district, neighboring parking lots or abutting streets shall be screened in accordance with the requirements of Section 1147.04(c).

**-EXISTING SCREENING**

(5) The Planning Commission may permit the required screening to be comprised of plant material, upon a determination that the alternate materials will provide the same degree or better of opacity, screening and compatibility with adjoining properties as a fence or wall.

**-REQUIREMENTS MET**



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir  
Director

David Faciana  
Chief Building Official

March 25, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: 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 a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

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

### **Section 1143.03 General Review Standards**

In addition to the specific requirements for conditionally permissible uses as specified in this chapter, the planning commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall determine that each use at the proposed location:

- A. Is, in fact, a conditionally permissible use within the zoning district in which the property is located.
- B. Will be consistent with the city's comprehensive plan and zoning ordinance.
- C. Will be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the vicinity.
- D. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
- E. Will not involve uses, activities, processes, material, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- F. Will have vehicular approaches to the property that are the minimum necessary to provide adequate and safe access to the property.
- G. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of significant importance.

### ***Requirements for Conditional Use Permit 1143.08(a) Outdoor Storage Related to Principal Uses:***

- (1) Outdoor storage shall not be permitted within any required front yard.
  - **In compliance**

(2) Outdoor storage shall only be permitted as an accessory use to principal uses in the industrial districts.

- **In compliance**

(3) The outdoor storage area shall be fenced on all sides in accordance with the requirements of Section 1141.08.

- **In compliance**

(4) Any side that is visible to adjoining properties in a residential district, mixed-use district, neighboring parking lots or abutting streets shall be screened in accordance with the requirements of Section 1147.04(c).

- **The location is fenced however, the screening is out of compliance.**

(5) The Planning Commission may permit the required screening to be comprised of plant material, upon a determination that the alternate materials will provide the same degree or better of opacity, screening and compatibility with adjoining properties as a fence or wall.

Respectfully,



Evelisse Atkinson  
Planning & Zoning Administrator



## CITY OF LORAIN

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### Planning Commission

4. C.

Meeting Date: 04/01/2026

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Subject:

C.U.P. 03-2026 (Previously held in abeyance) 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.

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#### Attachments

Application and Site Plan

Recommendation Letter

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**CITY OF LORAIN**  
PLANNING COMMISSION

Jack Bradley  
Mayor

CONDITIONAL USE PERMIT 03-2024

**APPLICATION FOR A CONDITIONAL USE PERMIT**

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR A  
CONDITIONAL USE, CHAPTER 11.



NAME OF OWNER: RAKESH PATEL

ADDRESS OF OWNER: 35 OLD BROADWAY

CITY: GARDEN CITY <sup>PARK</sup> STATE: NEW YORK ZIP CODE: 11040

PHONE: (BUSINESS) (917) 405-0211 (RESIDENTIAL) \_\_\_\_\_

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:

2217 EAST 42<sup>ND</sup> STREET LORAIN, 44055

SITE PLAN SUBMITTED: YES  NO

LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: 143.07 (0) VEHICLE SERVICE STATION

REASON FOR REQUESTING THE CONDITIONAL USE: TO ADD NEW CANOPY AND (3) FUELING PUMPS TO EXISTING CONVENIENCE STORE-SEE ATTACHED COVER LETTER AND PROJECT DESCRIPTION

NON-REFUNDABLE FEE: \$500.00 As per Ordinance 168-20 Effective January 21, 2021.

CONTACT PERSON:  
CARLETON MOORE!  
(216) 272-7653  
Applicant's Signature

12-13-2025  
Date

**lorain**

1 message

**CARLETON MOORE!** <[REDACTED]>  
To: CARLETON MOORE <[REDACTED]>

Thu, Jan 8, 2026 at 5:07 PM

## **COVER LETTER AND PROJECT DESCRIPTION**

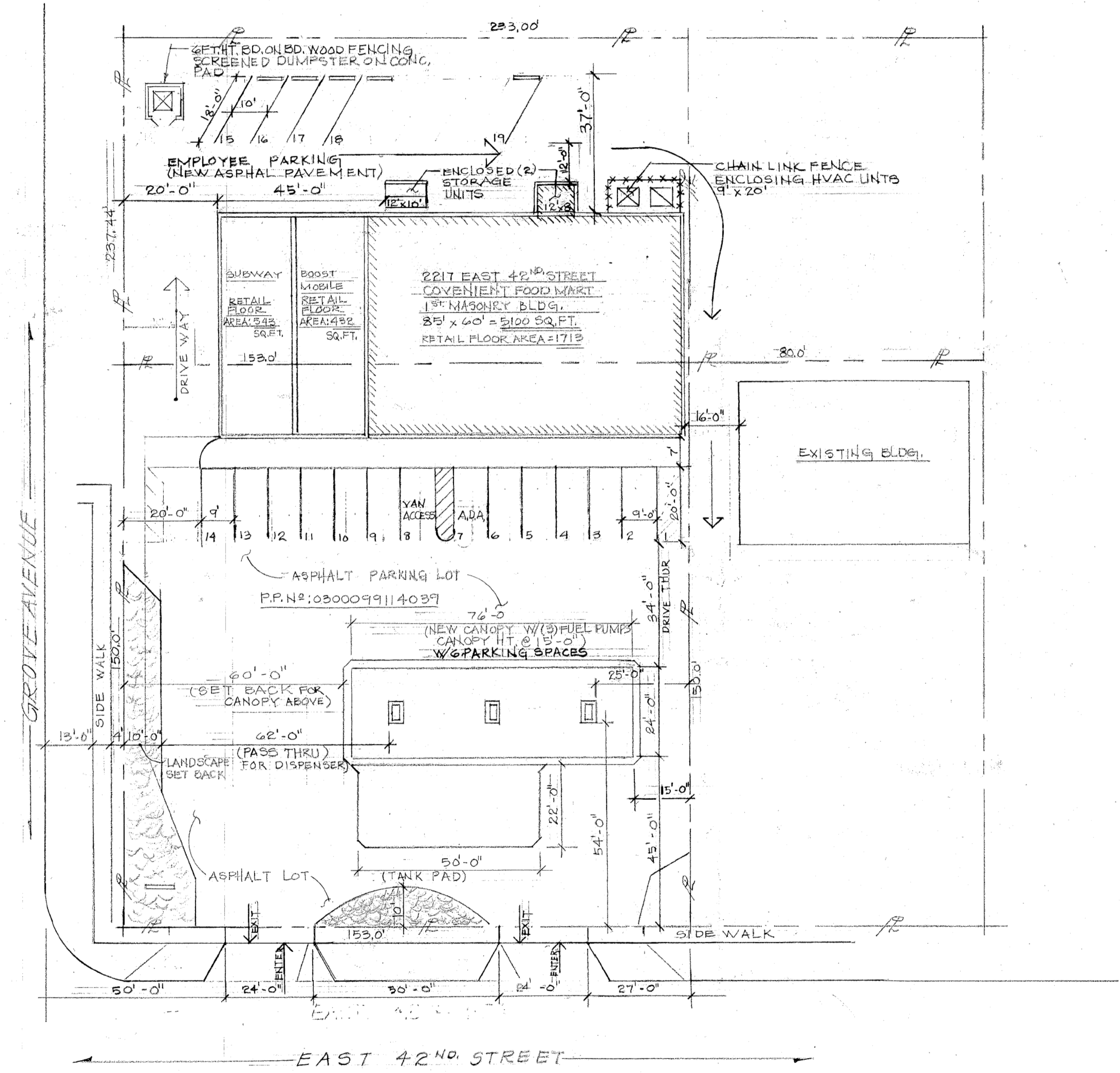
### **FOR NEW GAS STATION FUEL PUMPS AND CANOPY AT 2217 EAST 42<sup>nd</sup> STREET**

The following are references to Section 1143.07 (O) Vehicle Service Station

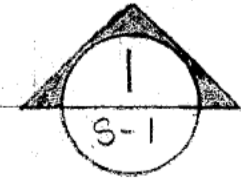
1. Yes- Lot width is 153ft.
- 2.No- The location is closer than 125ft to the intersection
- 3.No- There are two driveway entrances on East 42<sup>nd</sup>. Street
4. Yes- Landscaping is 10ft wide
- 5.No- Residential district is within 50ft. of this parcel
6. Yes- Over 43ft. away
7. Yes- Inside the store only. No items will be located outside the store
8. Yes- The height of the canopy is 15ft, and it is 45ft back from the property line  
LED downward directional lighting will be used in the canopy.
9. Yes- No rentals at this location
10. Yes- Does not apply
11. Yes- Does not apply
- 12.No- Does not meet the minimum parking spaces required

PROJECT DESCRIPTION

INSTALLATION OF NEW CANOPY WITH (3) FUELING PUMP DISPENSERS.



SITE PLAN  
SCALE: 1"=20'-0"



REVISIONS	BY

CWMI DEVELOPERS, INC.  
(216) 831-6878

NEW FUEL PUMPS & CANOPY  
2217 EAST 42ND STREET

SITE PLAN

Date	12-15-25
Scale	AS NOTED
Drawn	CM!
Job	
Sheet	S-1
Of	Sheets

PROJECT DESCRIPTION

INSTALLATION OF NEW CANOPY WITH (3) FUELING PUMP DISPENSERS

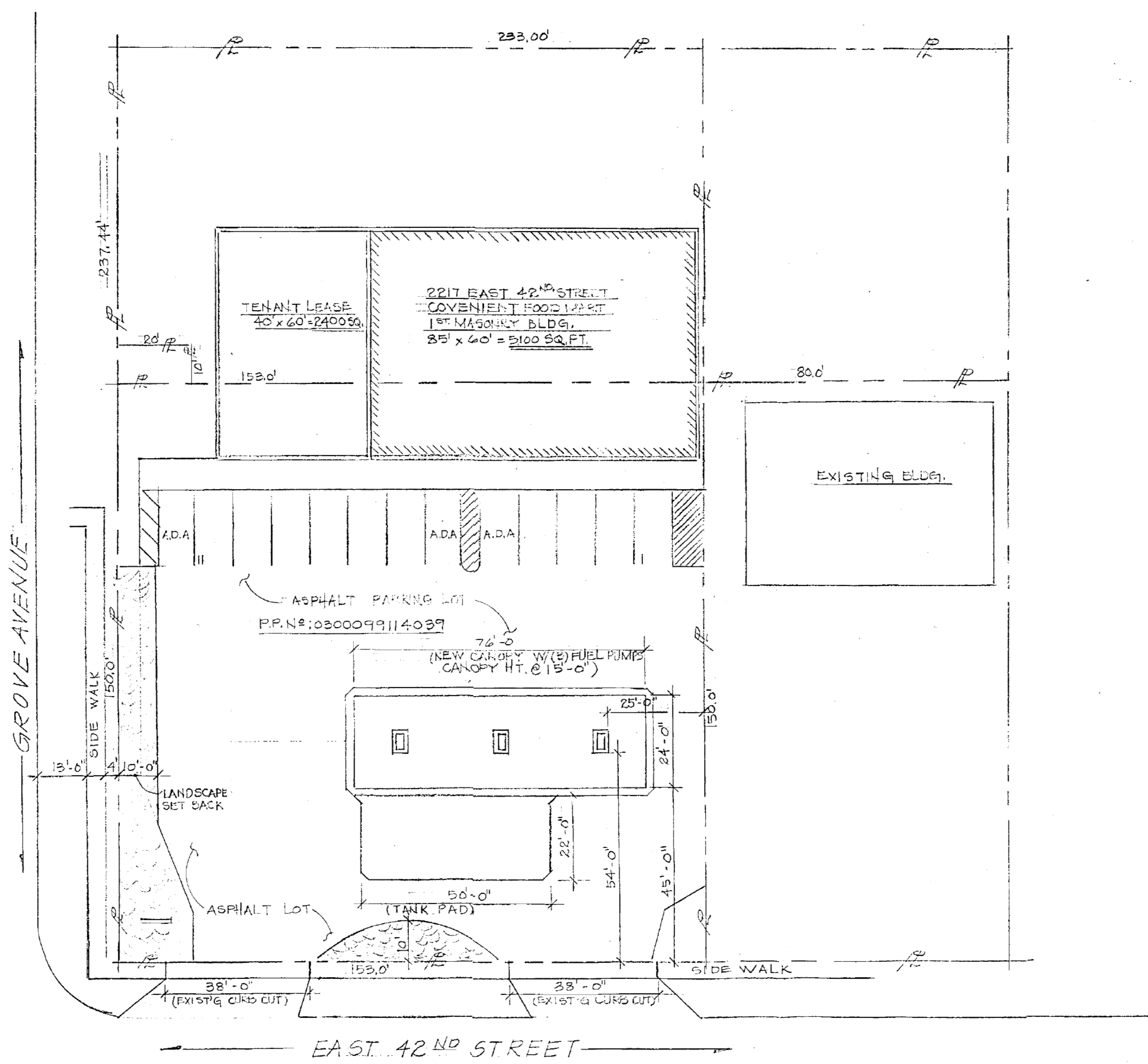
REVISIONS	BY

CWMI DEVELOPERS, INC  
 (216) 831-6878

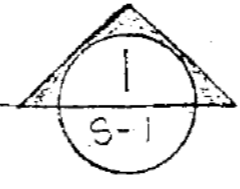
NEW FUEL PUMPS & CANOPY  
 2217 EAST 42ND STREET

SITE PLAN

Date	12-15-23
Scale	AS NOTED
Drawn	CM!
Job	
Sheet	S-1
Of	Sheets



SITE PLAN  
 SCALE: 1" = 20'-0"



NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS.

1. LORAIN CSD BOARD OF EDUCATION  
E. 42 STREET LORAIN, OH 44055  
PARCEL N<sup>o</sup>: 030009116001  
MAILING ADDRESS: 2601 POLE AVE,  
LORAIN, OH. 44052
2. FIRST FEDERAL SAVINGS & LOAN ASSOC  
2233 E. 42 ST., LORAIN, OH, 44052  
PARCEL N<sup>o</sup>: 030009114032  
MAILING ADDRESS: 3721 OBERLIN RD,  
LORAIN, OHIO 44053
3. ARBOR GROVE LLC  
4112 GARY AVE  
APT. 102 LORAIN, OH. 44055  
PARCEL N<sup>o</sup>: 0300099114036  
MAILING ADDRESS: 301 W. MICHIGAN AVE,  
SUITE 411  
YPSILANTI, MI. 48197
4. LORAIN PLAZA LLC  
2225 E. 42<sup>ND</sup> ST,  
LORAIN, OH. 44055  
PARCEL N<sup>o</sup>: 0300099114028  
MAILING ADDRESS: 35 OLD BROADWAY  
GARDEN CITY PARK, NY.  
11040



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir  
Director

David Faciana  
Chief Building Official

March 25, 2026

To: Planning Commission  
From: Evelisse Atkinson, Planning and Zoning Administrator

Re: 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.

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

**Section 1143.03 General Review Standards**

In addition to the specific requirements for conditionally permissible uses as specified in this chapter, the planning commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall determine that each use at the proposed location:

- A. Is, in fact, a conditionally permissible use within the zoning district in which the property is located.
- B. Will be consistent with the city's comprehensive plan and zoning ordinance.
- C. Will be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the vicinity.
- D. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
- E. Will not involve uses, activities, processes, material, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- F. Will have vehicular approaches to the property that are the minimum necessary to provide adequate and safe access to the property.
- G. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of significant importance.

**Requirements for Conditional Use Permit, 1143.07(o) Vehicle Service Station:**

1. There shall be a minimum lot area of one (1) acre and minimum lot width of 150 feet on an arterial street.
  - **In compliance**
2. Access to the site shall comply with the driveway spacing standards of *Section 14.06* but, in no case, be located closer than 125 feet to any intersection or other driveway on the same side of the street, as measured from the nearest right-of-way line to the nearest edge of the driveway. Driveways or curb openings shall be located at least 100 feet from any adjacent residential or mixed-use district boundary line.

- **Not in compliance. See application BA 11-2026.**
3. On a corner lot, only one (1) driveway shall be permitted from any street, unless the planning commission determines additional driveways will be necessary to ensure safe and efficient access to the site.
    - **Not in compliance. See application BA 11-2026**
  4. A 10 foot "landscaping" strip shall be maintained between the street line and the edge of the service station pavement along all adjoining streets.
    - **In compliance**
  5. No portion of a service station or its equipment may be located within 50 feet of a residential district.
    - **In compliance**
  6. Pump islands shall be a minimum of 25 feet from any public right-of-way or lot line. No vehicles shall be parked in front of the pump island setback line, except vehicles actually being serviced at the pump island. Tanks, propane, and petroleum products shall be set back at least 35 feet from any lot line.
    - **In compliance**
  7. Enclosed, permanently installed cabinets or racks for the display and storage of motor oil, wiper blades, or wiper fluids may be placed back of the pump island. Tires may be stored outside the building, but only in one (1) or more enclosed, permanently installed cabinets or racks, each with dimensions not exceeding 12 feet in length and five (5) feet in width, located back of the building setback line.
    - **In compliance (the applicant indicates no items will be stored outside)**
  8. The edge of overhead canopies shall be set back at least 15 feet from the right-of-way and shall be constructed of materials consistent with the principal building. The proposed clearance of any canopy shall be noted on the site plan. The canopy shall not exceed 18 feet in height. Lighting in the canopy shall be recessed, fully shielded, and directed downward to prevent off-site glare.
    - **In compliance**
  9. If rental trailers or trucks are stored on the premises, a minimum lot area of one (1) acre shall be devoted exclusively to service station use, and an additional area for the storage of the rental trailers or trucks shall be provided behind the front line of the main building.
    - **In compliance (no rental trucks or trailers will be at the location)**
  10. If the use includes installation of oil or other automotive fluids except for fuel, the applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental spills or leakage of gasoline or other hazardous materials. Such measures may include special check valves, drain back catch basins, automatic shut off valves or others, as approved by the fire department and city engineer.
    - **In compliance. This location will only be used for fuel**

11. In the event that a gasoline station use has been abandoned or terminated for a period of more than 12 months, all underground gasoline storage tanks shall be removed from the premises, in accordance with state requirements.
  - **Ongoing compliance**
12. A vehicle service station may be combined with other uses, such as convenience store, vehicle wash, and/or restaurant; provided all relevant requirements are met and the most restrictive requirements applicable to any single use shall apply. Parking requirements may be modified, as provided in *Section 14.02 D*. Signs shall comply with the standards for business centers in *Section 15.06*.
  - **Not in compliance.** The two-way driveway aisle width per Section 1149.04, is not in compliance, (proposed 15 ft, 22 ft required).

Respectfully,



Evelisse Atkinson  
Planning & Zoning Administrator



# CITY OF LORAIN

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## Planning Commission

4. D.

Meeting Date: 04/01/2026

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Subject:

C.U.P. 04-2026 (Previously held in abeyance) 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 3rd St. Sara Simpson, agent, New Horizons Home Solution LLC, applicant.

---

### Attachments

Recommendation Letter  
Application and Site Plan

---



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir  
Director

David Faciana  
Chief Building Official

March 25, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: 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.

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

### **Section 1143.03 General Review Standards:**

In addition to the specific requirements for conditionally permissible uses as specified in this chapter, the planning commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall determine that each use at the proposed location:

- A. Is, in fact, a conditionally permissible use within the zoning district in which the property is located.
- B. Will be consistent with the city's comprehensive plan and zoning ordinance.
- C. Will be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the vicinity.
- D. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
- E. Will not involve uses, activities, processes, material, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- F. Will have vehicular approaches to the property that are the minimum necessary to provide adequate and safe access to the property.
- G. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of significant importance.

### **Requirements for Conditional Use Permit 1143.06(c) Boarding House:**

(1) The boarding house uses shall be so designed, maintained, and operated as to comply with inspection and rules of applicable city or county health agencies and the regulations of all other applicable City codes, and to minimize possible disruptive effects on the character of adjacent and nearby properties.

➤ **Currently in compliance with City standards**

(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.

➤ **Zoning Board of Appeals application, BA 12-2026, was approved March 4, 2026.**

(3) The boarding house shall contain a minimum of 2,000 square feet of livable area.

➤ **In compliance**

(4) A maximum of five boarders shall be permitted, regardless of the size of the dwelling.

➤ **In compliance (see cover letter)**

(5) Parking shall be provided in accordance with Chapter 1149 at a ratio of one (1) space per boarder, plus two (2) for the principal dwelling. The design and construction of parking areas, service areas and access drives shall be as approved by the planning commission.

➤ **In compliance**

(6) The property must have approved public sanitary sewer and water facilities and meet applicable fire and safety standards.

➤ **In compliance**

(7) Meals may be served in a common dining area to boarders but shall not be made available on a commercial basis to the general public.

➤ **In compliance (see cover letter)**

(8) Cooking facilities in guest rooms are prohibited.

➤ **In compliance (see cover letter)**

(9) Exterior refuse storage facilities shall be screened from view on all sides by a six (6) foot solid decorative fence or wall, or by other screening approved by the Planning Commission.

➤ **In compliance**

(10) In addition to the site plan required by this Ordinance, a floor plan of the dwelling unit and the use of each room shall also be submitted with the conditional use application.

➤ **Submitted, in compliance.**

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator



Jack Bradley  
Mayor

# CITY OF LORAIN

## PLANNING COMMISSION

CONDITIONAL USE PERMIT 04-2026

### APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR A  
CONDITIONAL USE, CHAPTER 11.

NAME OF OWNER: Sara Simpson, New Horizons Home Solutions LLC  
ADDRESS OF OWNER: 482 Prospect st  
CITY: Berea STATE: Oh ZIP CODE: 44017  
PHONE: (BUSINESS) (216)288-8705 (RESIDENTIAL) \_\_\_\_\_

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:  
~~18021~~ ~~18021~~ 514 e 32<sup>nd</sup> st Lorain OH 44055

SITE PLAN SUBMITTED: YES  NO   
LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: 1143

REASON FOR REQUESTING THE CONDITIONAL USE: To utilize the home as boarding house

NON-REFUNDABLE FEE: \$500.00 As per Ordinance 168-20 Effective January 21, 2021.

Sara

1/20/2026

Applicant's Signature

Date

## Re: Conditional Use Permit Application – Boarding House

Property Address: 514 E 32nd Street, Lorain, Ohio 44055

1

Applicant: New Horizons Home Solutions, LLC

Dear Members of the Planning Commission,

On behalf of New Horizons Home Solutions, LLC, this letter is submitted in support of our application for a Conditional Use Permit (CUP) to operate a boarding house at 514 E 32nd Street, Lorain, Ohio. The proposed use is a small, structured residential setting serving children in need of a stable, supervised home environment. The property and operations have been intentionally designed to fully comply with the City of Lorain's boarding house requirements while preserving the residential character of the surrounding neighborhood.

### Compliance with Boarding House Requirements

- 1. Health, Safety, and Neighborhood Compatibility:** The boarding house will be designed, maintained, and operated in compliance with all applicable city, county, and state health, safety, and building codes. Operations will be structured to minimize any potential disruptive impact on neighboring properties through on-site supervision, clear house rules, controlled occupancy, and consistent owner oversight.
- 2. Owner Residency and On-Site Management:** The property will have a live-in Resident Advisor (RA) residing on-site at all times. The owners of New Horizons Home Solutions, LLC will be present at the property on a weekly—and often daily—basis. This management structure meets and exceeds the ordinance requirement for owner presence or a resident manager.
- 3. Minimum Square Footage:** The dwelling contains approximately 2,784 square feet of livable area, exceeding the minimum requirement of 2,000 square feet.
- 4. Maximum Number of Boarders:** The boarding house will serve a maximum of five (5) resident children, in full compliance with the ordinance.
- 5. Parking:** The property provides nine (9) paved, on-site parking spaces, exceeding the required ratio of one (1) space per boarder plus two (2) spaces for the principal dwelling. All parking areas are existing and paved.
- 6. Utilities and Fire Safety:** The property is served by approved public sanitary sewer and water systems and meets all applicable fire and safety standards.
- 7. Meals:** Meals may be prepared and served in a common dining area exclusively for residents. No meals will be offered to the general public.
- 8. Cooking Facilities:** Cooking facilities are prohibited in resident bedrooms. All food preparation will occur in common kitchen areas only.
- 9. Refuse Storage and Screening:** Exterior refuse storage areas are fully screened from view by a six (6) foot privacy fence enclosing the backyard perimeter.
- 10. Floor Plan and Room Usage:** A detailed floor plan is submitted identifying the use of each room. All first-floor rooms will be utilized as titled in the layouts. Bedrooms include one (1) single-occupancy resident room, two (2) shared rooms with two beds each for four (4) residents, and one (1) single-occupancy room for the live-in Resident Advisor.

The property also includes a fully enclosed backyard secured by a six (6) foot privacy fence around the entire perimeter, providing a safe and contained outdoor space.

New Horizons Home Solutions, LLC respectfully requests approval of this Conditional Use Permit. We are committed to responsible operation, full compliance, and positive neighborhood integration.

Sincerely,

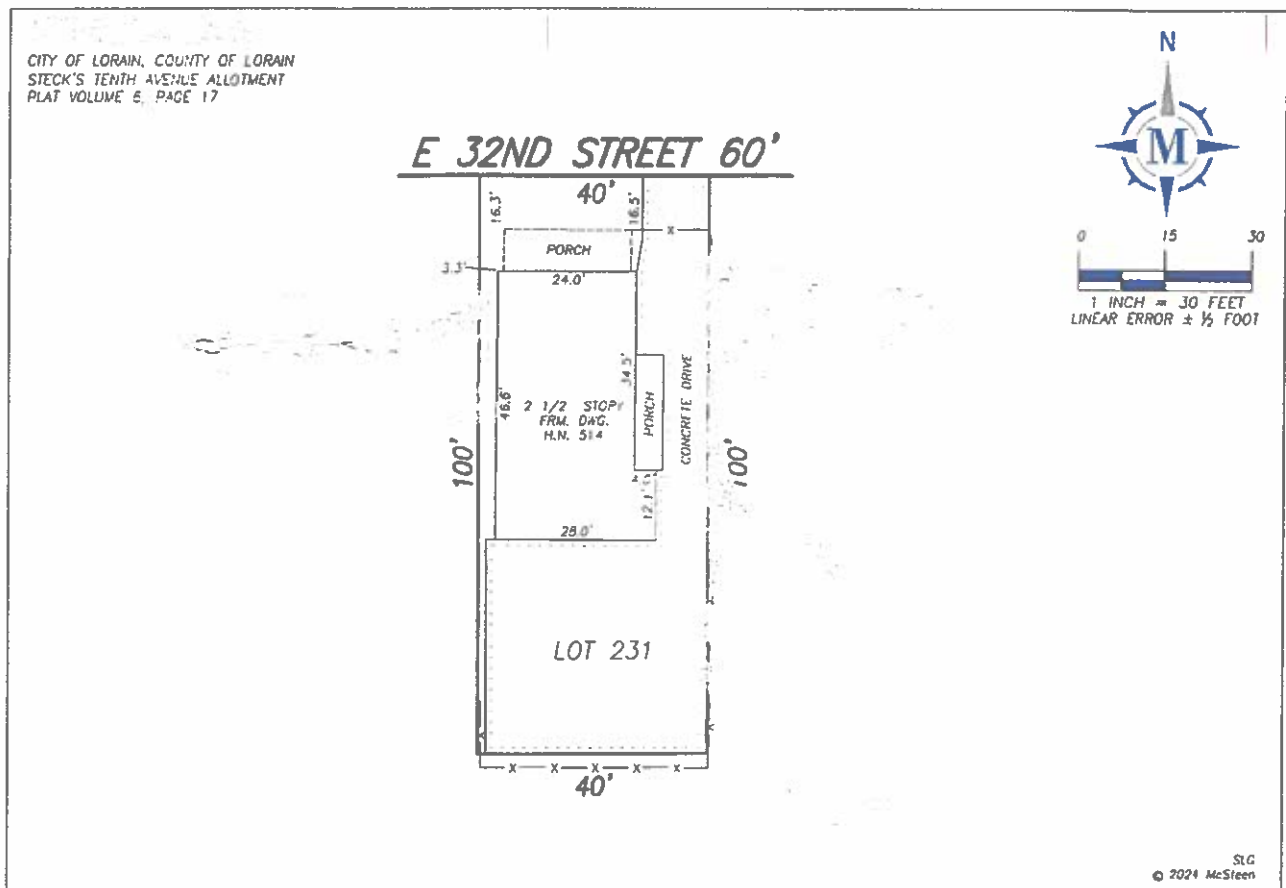
New Horizons Home Solutions, LLC

**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**

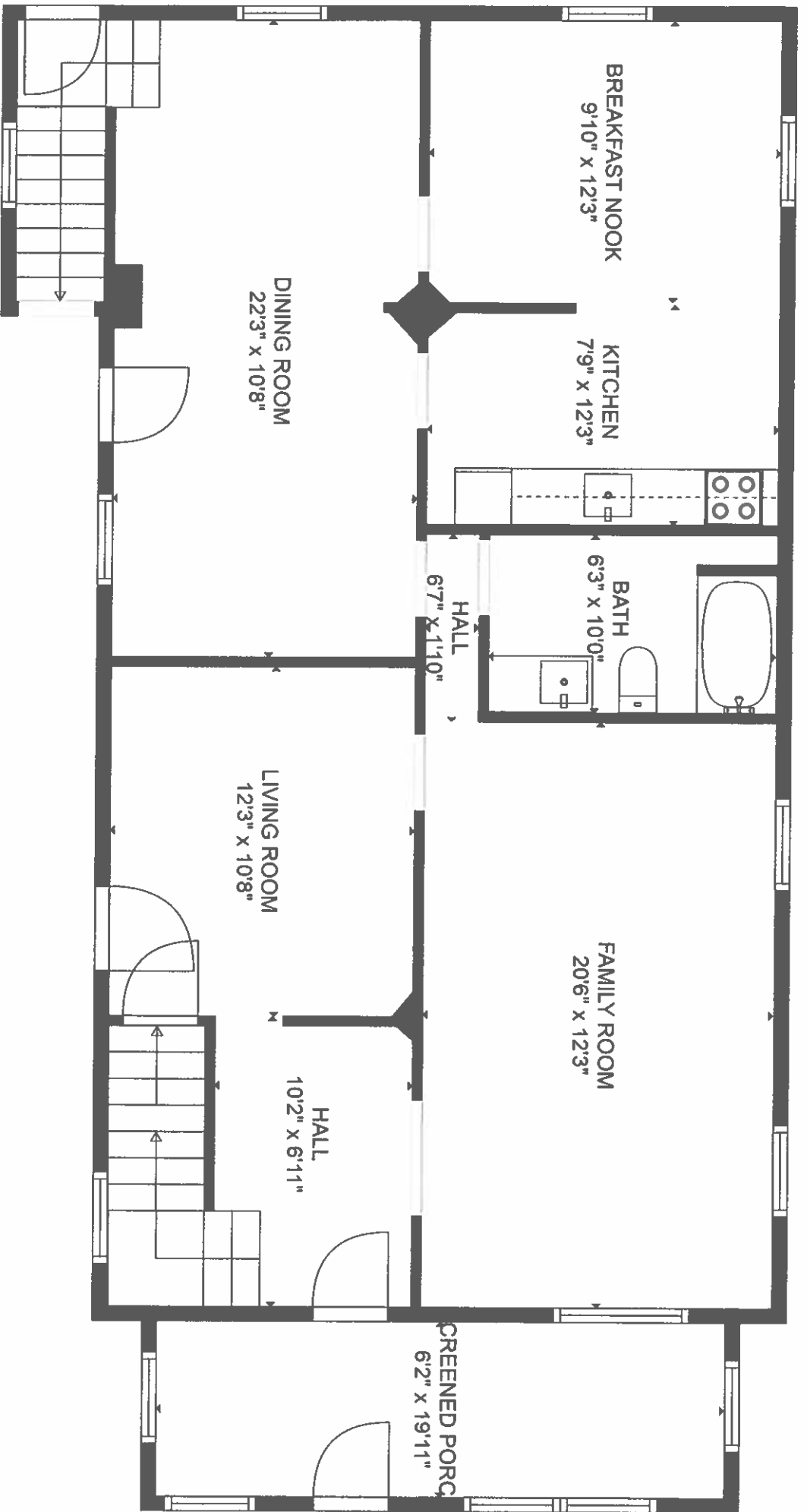
THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING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



Phone: (440) 585-9800

1415 E. 286th St., Wickliffe, OH 44092

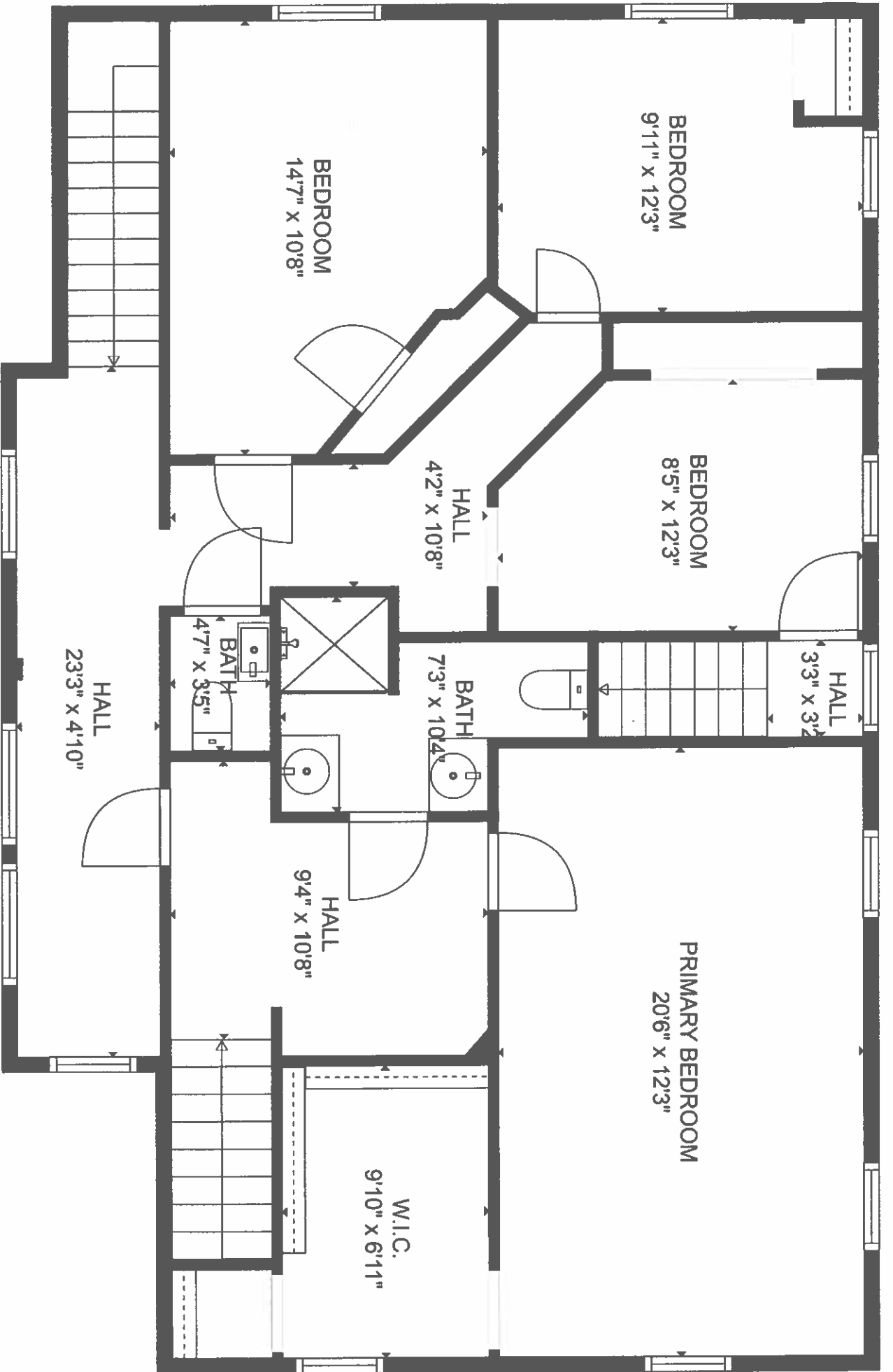
www.McSteen.com



**TOTAL: 2628 sq. ft.**

FLOOR 1: 1081 sq. ft, FLOOR 2: 1206 sq. ft, FLOOR 3: 341 sq. ft  
 EXCLUDED AREAS: SCREENED PORCH: 123 sq. ft, LOW CEILING: 67 sq. ft, WALLS: 221 sq. ft

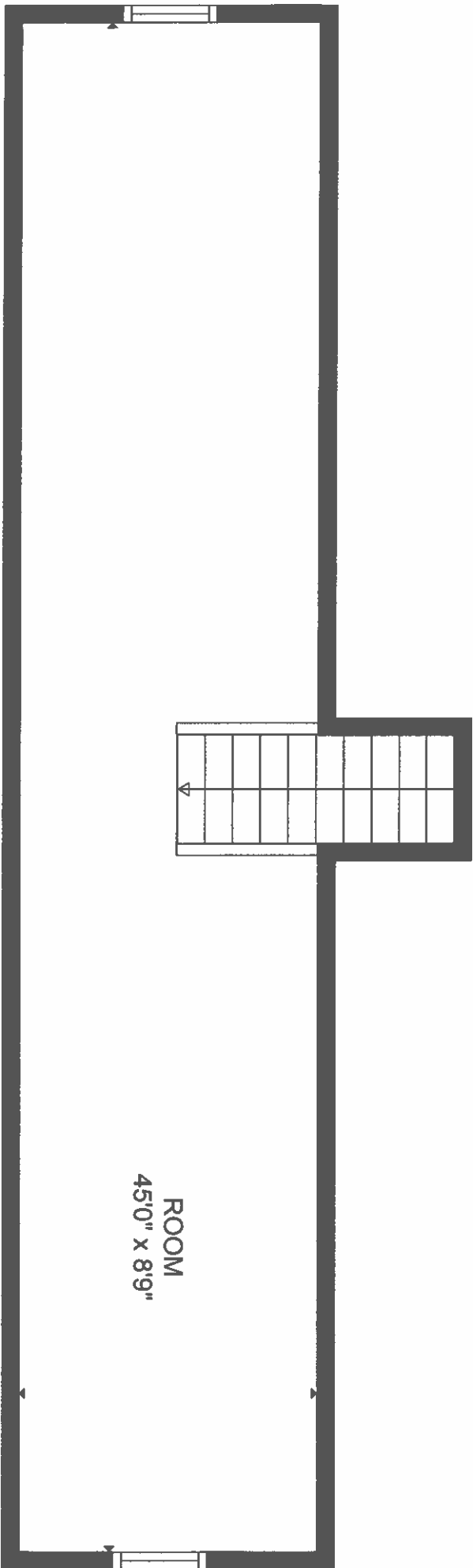
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



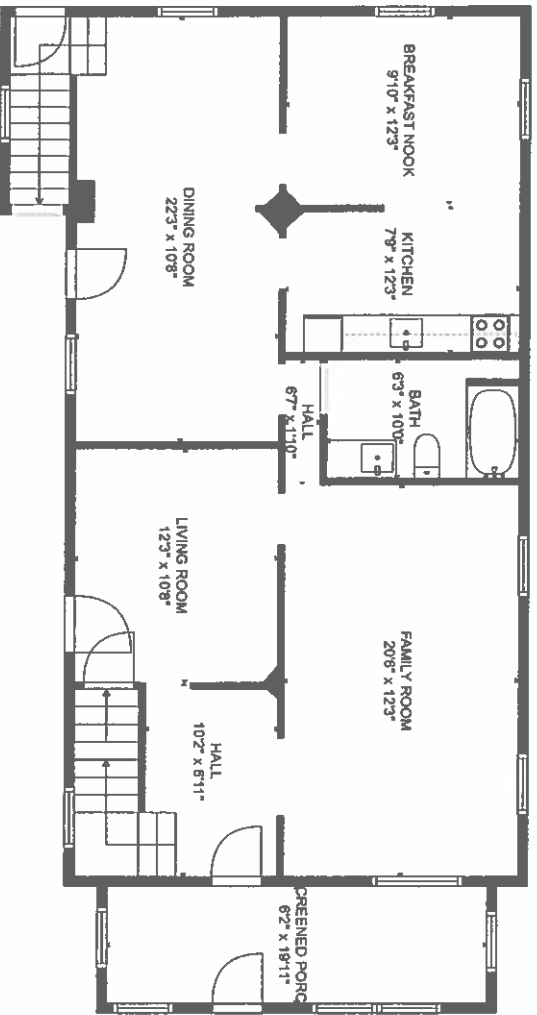
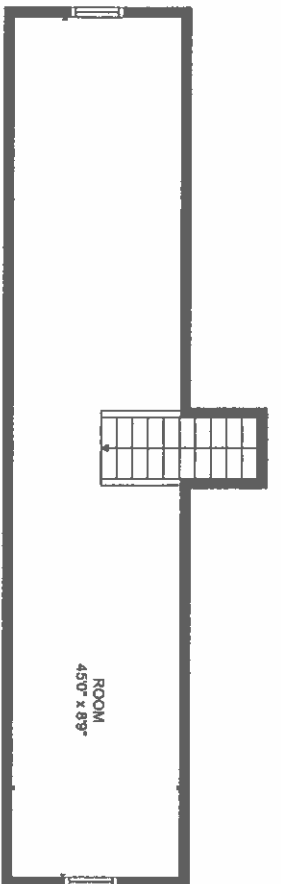
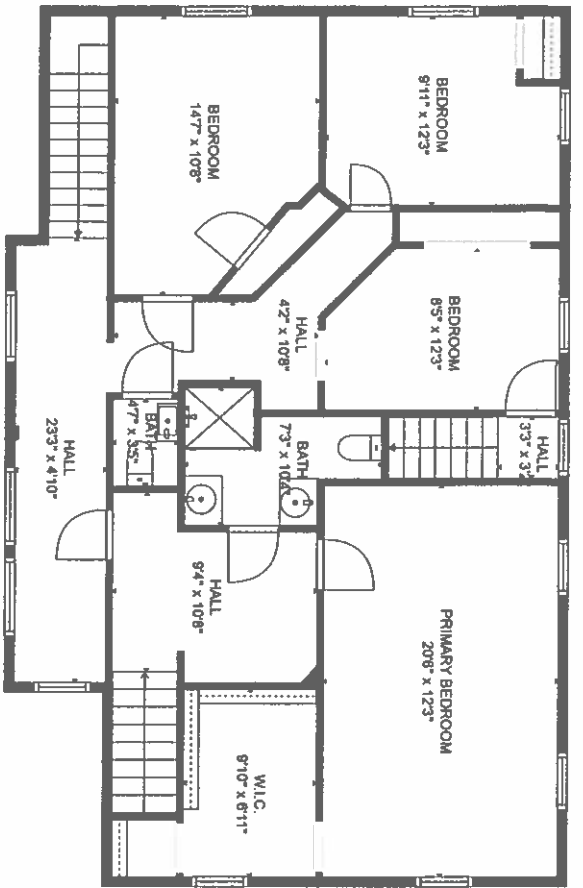
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 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## **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)



Sara,

I received your voicemail and I did not forget about you. I think we have discovered a path forward.

I would recommend you submit a conditional use permit for a Boarding House.

<https://www.cityoflorain.org/DocumentCenter/View/4956/Conditional-Use-Permit-Application?bidId=>

Here are the requirements:

**A. Boarding House.**

1. The boarding house uses shall be so designed, maintained and operated as to comply with inspection and rules of applicable city or county health agencies and the regulations of all other applicable City codes, and to minimize possible disruptive effects on the character of adjacent and nearby properties.
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 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 60 days.
3. The boarding house shall contain a minimum of 2,000 square feet of livable area.
4. A maximum of five boarders shall be permitted, regardless of the size of the dwelling.
5. Parking shall be provided in accordance with *Chapter 14* at a ratio of one (1) space per boarder, plus two (2) for the principal dwelling. The design and construction of parking areas, service areas and access drives shall be as approved by the planning commission.
6. The property must have approved public sanitary sewer and water facilities and meet applicable fire and safety standards.
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8. Cooking facilities in guest rooms are prohibited.
9. Exterior refuse storage facilities shall be screened from view on all sides by a six (6) foot solid decorative fence or wall, or by other screening approved by the planning commission.
10. In addition to the site plan required by this ordinance, a floor plan of the dwelling unit and the use of each room shall also be submitted with the conditional use application.

Please let me know if you have any questions.

Thanks,  
Matt

