

Zoning Board of Appeals Meeting Minutes

March 4th, 2026

9:00 A.M.

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

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

A Quorum was established

Disposition of Minutes:

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

Matters of 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 an 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 spoke on this matter.

Wysocki made a motion to hold this application in abeyance until the April 1st meeting. Kramer seconded this motion. Motion carried unanimously.

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.

Zaleski swore Simpson in. Simpson spoke regarding this matter. Wysocki spoke regarding this matter. Zeleski spoke regarding this matter. Atkinson spoke regarding this matter. Williams spoke regarding this matter. Patterson spoke regarding this matter. Rear spoke regarding this matter. Resar spoke regarding this matter. Kramer spoke regarding this matter. Kuznir spoke regarding this matter. Faciana spoke regarding this matter. Springowski spoke regarding this matter. Williams opened the floor for Public Comment. Kempton spoke regarding this matter.

Wysocki made a motion to approve this application on the conditions that the property owner resides at the property listed at least once every 60 days, the property owner must maintain licensure with the State Children and Youth Services and that a resident caretaker or staff be

present at the proposed facility 24 hours and day, seven days a week. The property owner must also inform the City of Lorain Department of Building Housing and Planning if there was a lapse in such licensure. Webber seconded this motion. Motion carried 3 to 2 with Kramer and Patterson voting against this use.

Miscellaneous Concerns:

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

Adjournment:

This meeting was adjourned at 9:41 A.M.

Evelisse Atkinson, Planning and Zoning Administrator

Tim Williams. Acting Chair

Recorded by: Chris Yates

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