



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

March 25, 2026

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 13-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from the required lot width (50 feet) and lot area (6,000 sf) dimensions creating lots 40 feet wide and lot area totaling 4,800 sf for residential use in a dual zoned R-2 Transitional Residential district and a B-2 General Commercial district. Section 1123.03 Dimensional Requirements at, PPN 03-00-105-102-006. Knite Development LLC- Niko Eren, applicant.

My responses regarding compliance are below:

All lots and buildings shall meet the minimum area and width requirements for the corresponding district requirements. New lots shall not be created, except in conformance with Section 1123.03.

The applicant is requesting an area variance from the minimum R-2 Transitional Residential dimensional standards to develop residential new construction owner occupied single-family dwellings. A Zoning Classification and Plat application will also be required for this project.

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