



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. 15-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of two (2) feet from the minimum width requirements (22 feet) for single-family dwellings in an R-2 Transitional Residential district. Section 1141.32(b) Requirements for Single-Family Dwellings Outside of a Manufactured Home Community at, 3857 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

My responses regarding compliance are below:

The existing lot is thirty (30) feet wide and legal non-conforming. The proposed single-family dwelling is twenty (20) feet wide and will be in compliance with the required front (25ft), rear (25ft), and side (5ft) yard setbacks.

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