

Zoning Board of Appeals Meeting Minutes

April 1st, 2026

9:00 A.M.

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

Attendance: Tim Williams; Acting Chair, Mayor Jack Bradley; Member, Henry Patterson; Member, Brandon Wysocki; Member, Evelisse Atkinson; Planning and Zoning Administrator, Matthew Kuznir; Planning and Development Director, Ben Weber; Lorain Fire Department, David Faciana; Chief Building Official, Kenneth Resar; Law Department Kathryn Golden; Engineering Department Representative and Chris Yates; Building Inspector.

A Quorum was established

Minutes: Patterson made a motion to approve the Meeting Minutes of March 4th, 2026. 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.

B.A. 14-2026 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, 3853 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

Williams spoke regarding this matter. Resar spoke regarding this matter. Davis spoke regarding this matter. Wysocki spoke regarding this matter. Atkinson spoke regarding this matter. Faciana spoke regarding this matter. Bradley spoke regarding this matter. Kuznir spoke regarding this matter.

Wysocki made a motion to approve this application as submitted. Patterson seconded this motion. Motion carried unanimously.

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.

Patterson made a motion to approve this application as submitted. Wysocki seconded this motion. Motion carried unanimously.

B.A. 16-2026 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

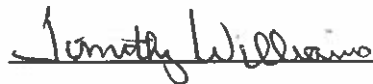
Patterson made a motion to approve this application with the requirement that the property owner remove the bump out regarding the existing building and that the property owner resize the easement as stated by this commission and that the conditional use application that has been submitted by the property owner is approved by the Planning Commission. Wysocki seconded this motion. Motion carried unanimously.

Adjournment:

This meeting was adjourned at 10:43 A.M.

 5/7/24

Evelisse Atkinson, Planning and Zoning Administrator



Tim Williams, Acting Chairman



Recorded by: Chris Yates

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