



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

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

**PUBLIC HEARING**

**ZONING BOARD OF APPEALS AGENDA**

ROLL CALL:

DISPOSITION OF MINUTES:

MATTERS FOR 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 a 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. 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.

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.

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.

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 Community at, 3861 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

B.A. 17-2026 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, 3865 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

B.A. 18-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of approximately 100 ft from the driveway spacing standards (125 ft), a variance to allow a second driveway on a corner lot, a variance from the required 50-foot setback from a residential district, and a variance from the driveway standard (100 feet) near residential districts in a B-2 General Commercial district. Section 1143.07(o) Vehicle Service Stations, Section 1149.03 Required Off-Street Parking, Section 1149.06(b) Access Management-Driveway Spacing Standards at, 2217 E 42nd St. Carlton Moore, agent, Rakesh Patel, applicant.

MISCELLANEOUS CONCERNS:

ADJOURNMENT

EVELISSE ATKINSON, PLANNING & ZONING ADMINISTRATOR

**IF APPLICANT UNABLE TO ATTEND, PLEASE CALL (440) 204-2034**

Lorain City Hall, 200 West Eric Avenue, 5th Floor, Lorain, OH 44052  
Phone: 440-204-2045 / Fax: 440-204-2540



# CITY OF LORAIN

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## **Zoning Board of Appeals**

Meeting Date: 04/01/2026

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Subject:

DISPOSITION OF MINUTES:

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Attachments

March 4th Meeting Minutes

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# **Zoning Board of Appeals Meeting Minutes**

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

**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 1<sup>st</sup> 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.**

Kramer 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. Resar 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.

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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**

**\*\* A full recording of this meeting can be found at [www.cityoflorain.org](http://www.cityoflorain.org).**



## CITY OF LORAIN

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### Zoning Board of Appeals

5. A.

Meeting Date: 04/01/2026

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Subject:

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 a 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.

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#### Attachments

Application and Site Plan

Staff Report

Correspondence Letter

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Jack Bradley  
Mayor

# CITY OF LORAIN

## ZONING BOARD OF APPEALS

BOARD OF APPEALS NO. 05-2024

### APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Industrial Storages and Parking LLC - Jose Laboy  
Address: 1305 Oberlin ave  
City: LORAIN State: Ohio Zip: 44052  
Phone: (Residential) \_\_\_\_\_ (Business) 440-258-6433

Address or location of property requiring a variance if different from above:

\_\_\_\_\_

Plot Plan Submitted:  Yes  No Letter Submitted:  Yes  No

Section of Zoning Code Involved \_\_\_\_\_

Reason for the Appeal or Variance:

To obtain permission for Industrial and Recreational Vehicles to park in designated areas that fall within the 200 ft setback from residential zoning.

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

[Signature]  
Applicant Signature

12-15-25  
Date

Industrial Storages and Parking LLC  
1305 Oberlin Ave  
Lorain, Ohio 44052  
LaboyrealestateLLC@gmail.com  
440-258-6433

Date: 12-10-2025

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

**RE: Variance Application – Request for Permission to Allow Semi-Truck Parking Within 200 Feet of Residential Property**

To the Honorable Members of the Lorain Board of Zoning Appeals:

I am submitting this cover letter along with the formal variance application on behalf of **Industrial Storages and Parking LLC**, located at **1305 Oberlin Ave, Lorain, Ohio 44052**. The purpose of this request is to obtain permission to allow Industrial and Recreational Vehicles to park within designated areas of the property that fall within the 200-foot setback from residential zoning.

The layout and dimensions of this land make strict compliance with the 200-foot setback impractical and significantly restrict the reasonable commercial use of the property. Granting this variance will allow the site to be utilized safely and efficiently as a controlled, secure parking and storage facility—while continuing to respect and protect nearby residential areas.

To minimize any impact on neighboring homes, Industrial Storages and Parking LLC is committed to implementing strong mitigation measures, including designated parking zones, a no-idling policy, security monitoring, downward-directed lighting, fencing/screening, and regular maintenance to ensure a clean and orderly environment. These measures will help ensure safe, compliant operations with minimal disturbance to surrounding residents.

This facility will also provide an important benefit to Lorain by offering safe, organized parking for commercial trucks—reducing illegal parking on city streets, supporting local truck drivers, and contributing to Lorain's economic growth and infrastructure.

Thank you for your time, attention, and consideration. I look forward to working cooperatively with the City of Lorain throughout this process. Please feel free to contact me at any time with questions or requests for additional information.

Respectfully,

**Jose Laboy**  
Industrial Storages and Parking LLC  
[REDACTED]  
440-258-6433

# 1305 Oberlin Ave Lorain, Ohio 44052



**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



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir  
Director

David Faciana  
Chief Building Official

December 30, 2025

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re B.A. 05-2026 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 a 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.

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

*Section 1175.01 Decisions:*

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.

*Section 1173.04 Application and Standards for Variances*

(d) 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,

A handwritten signature in blue ink, appearing to read 'Evelisse Atkinson', with a stylized flourish at the end.

Evelisse Atkinson  
Planning & Zoning Administrator



W 11th St

W 11th St

W 11th St

W 11th St

W 12th St

W 12th St

W 12th St

W 12th St

W 13th St

W 13th St

W 14th St

W 14th St

W 14th St

W 14th St

Hamilton Ave

Oberlin Ave

Oberlin Ave

Oberlin Ave

North St

North St

North St

South St



# 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

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American Auto Wrecking llc (By...

etals

moth  
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Google Maps

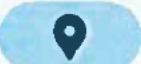
39th St

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.

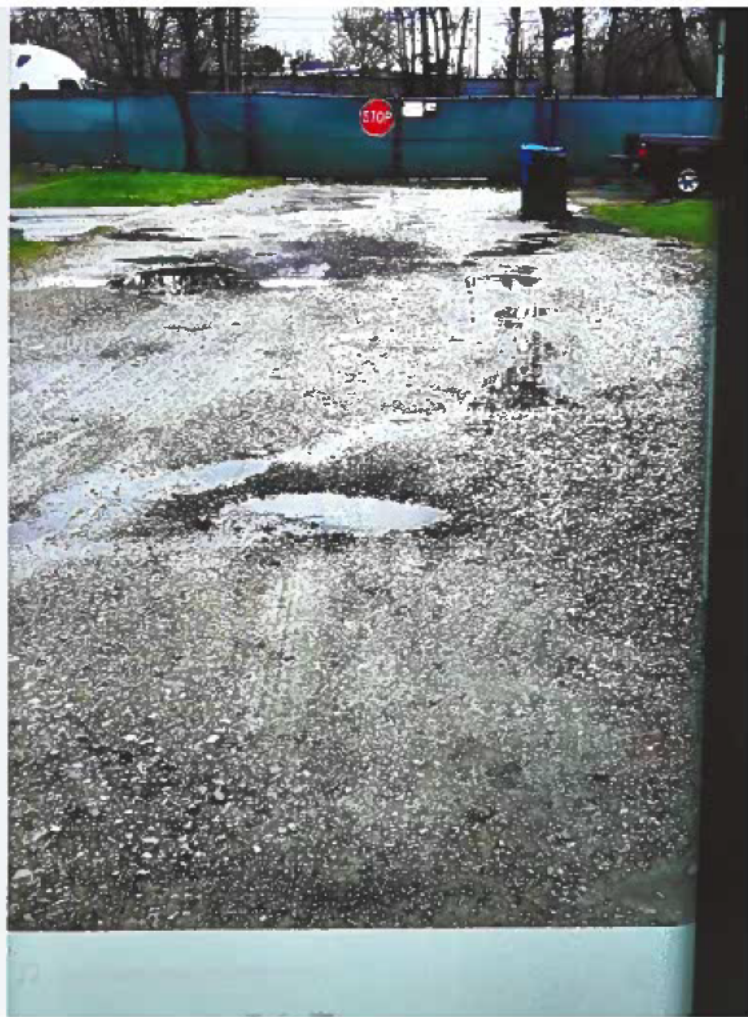
4..The bottom line is we've had our privacy for over years 40 plus and we don't need his traffic. The place where we park our cars is not even a street, its just stones and broken up tar and hard grass.

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

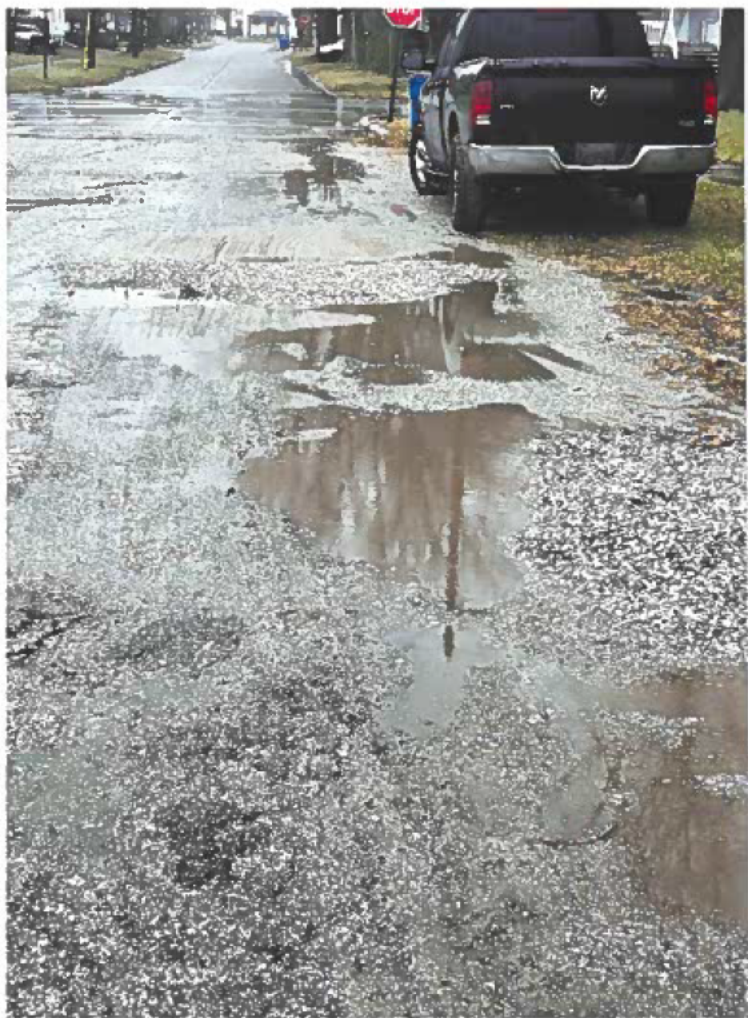
WE THE PEOPLE OF THE NEIGHBORHOOD DO NOT WANT THE GATE ON 12<sup>TH</sup> AN HAMILTON TO BE OPENED...TO MUCH TRAFFIC, TO DANGEROUS FOR THE KIDS THAT PLAY THERE LIKE THEY ALWAYS HAVE FOR THE LAST 40 YEARS, TEARING UP THE STREET, LOITERING, THE NOISE, BRINGING MORE TRAFFIC, EXCESSIVE SPEEDING IN THE NEIGHBORHOOD, 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	Edwin Church		440-79569	







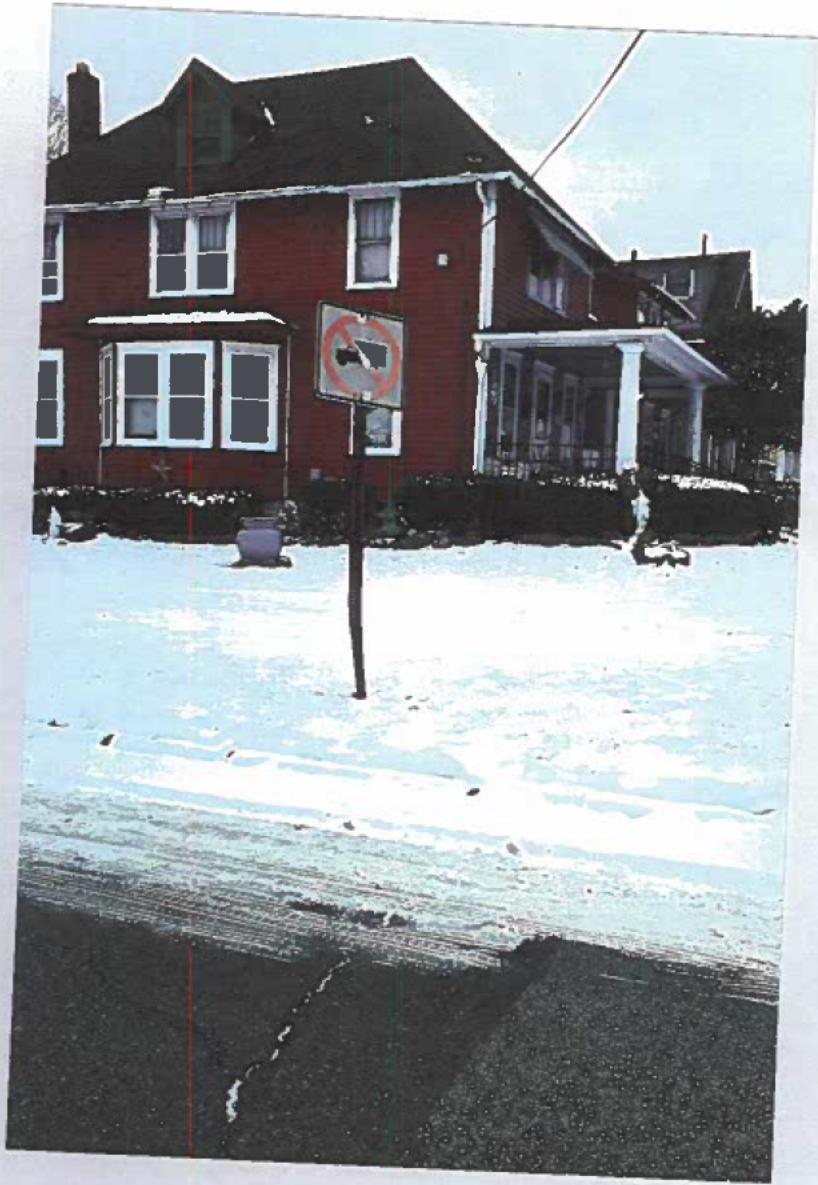




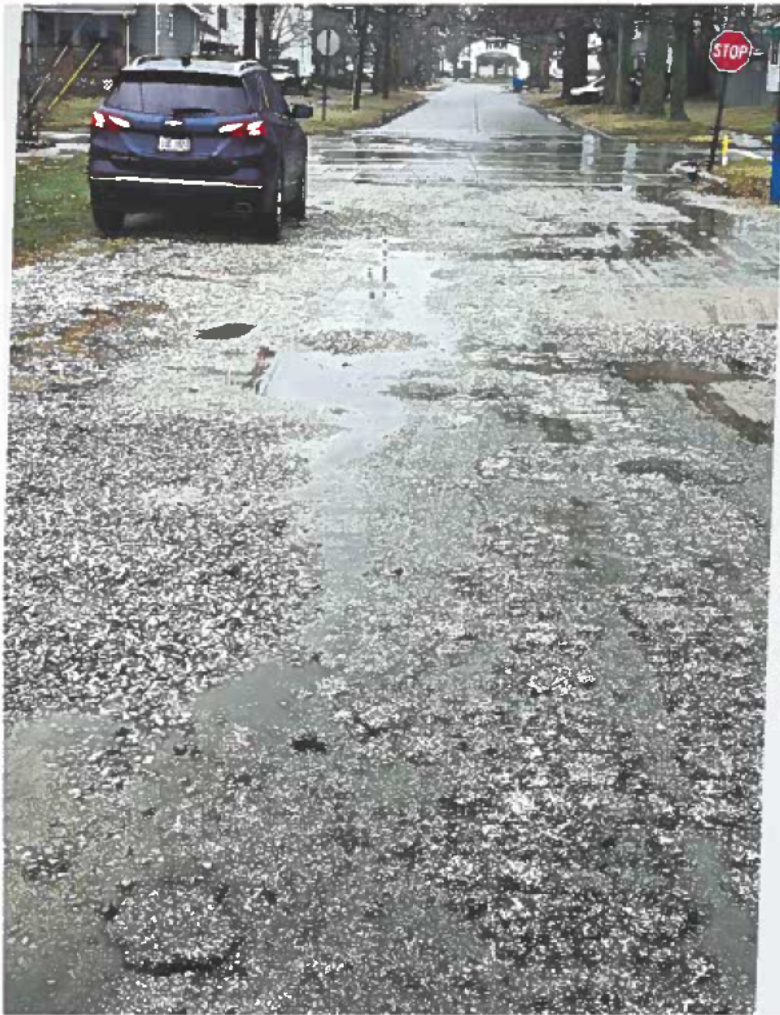


















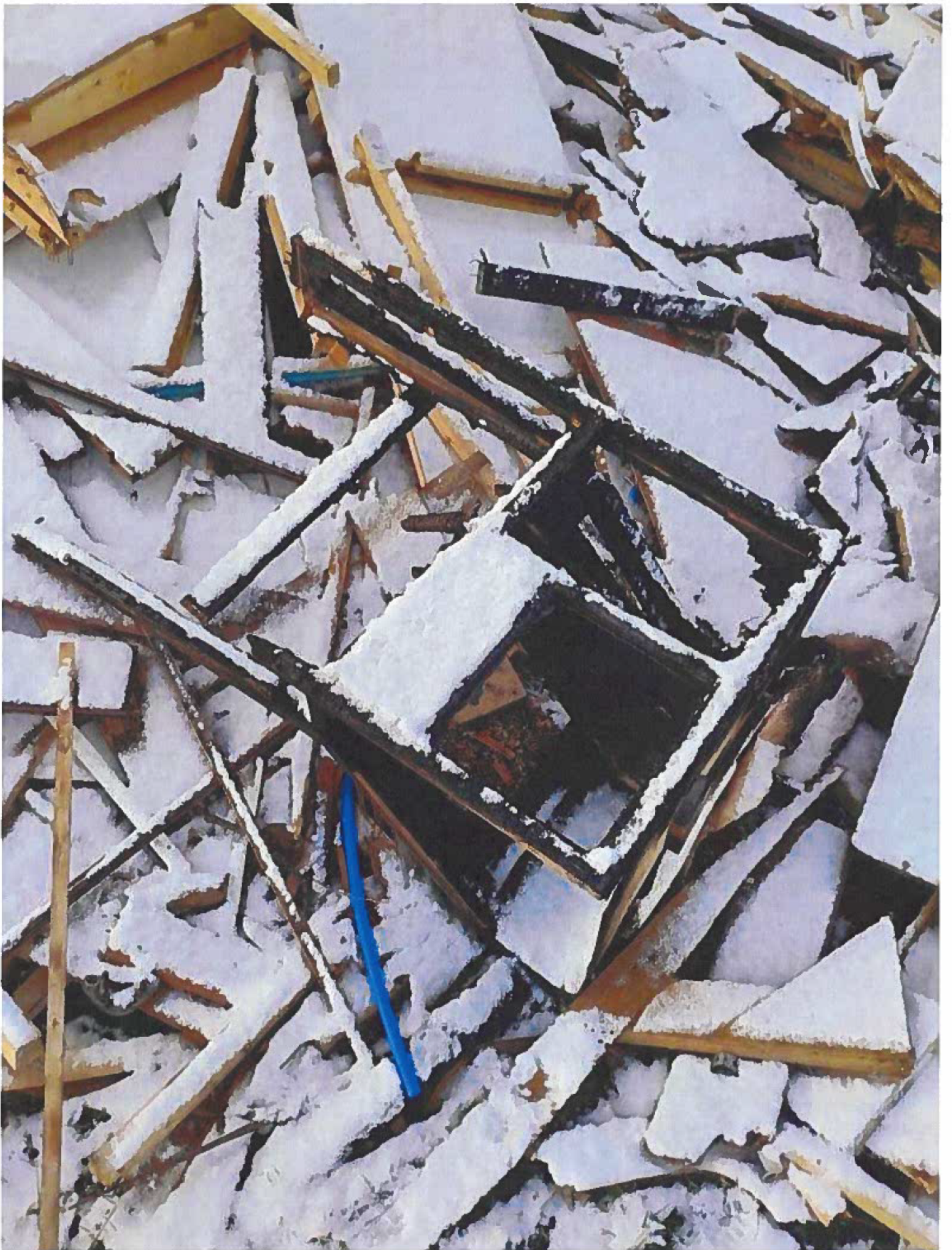
**Atkinson, Evelisse**

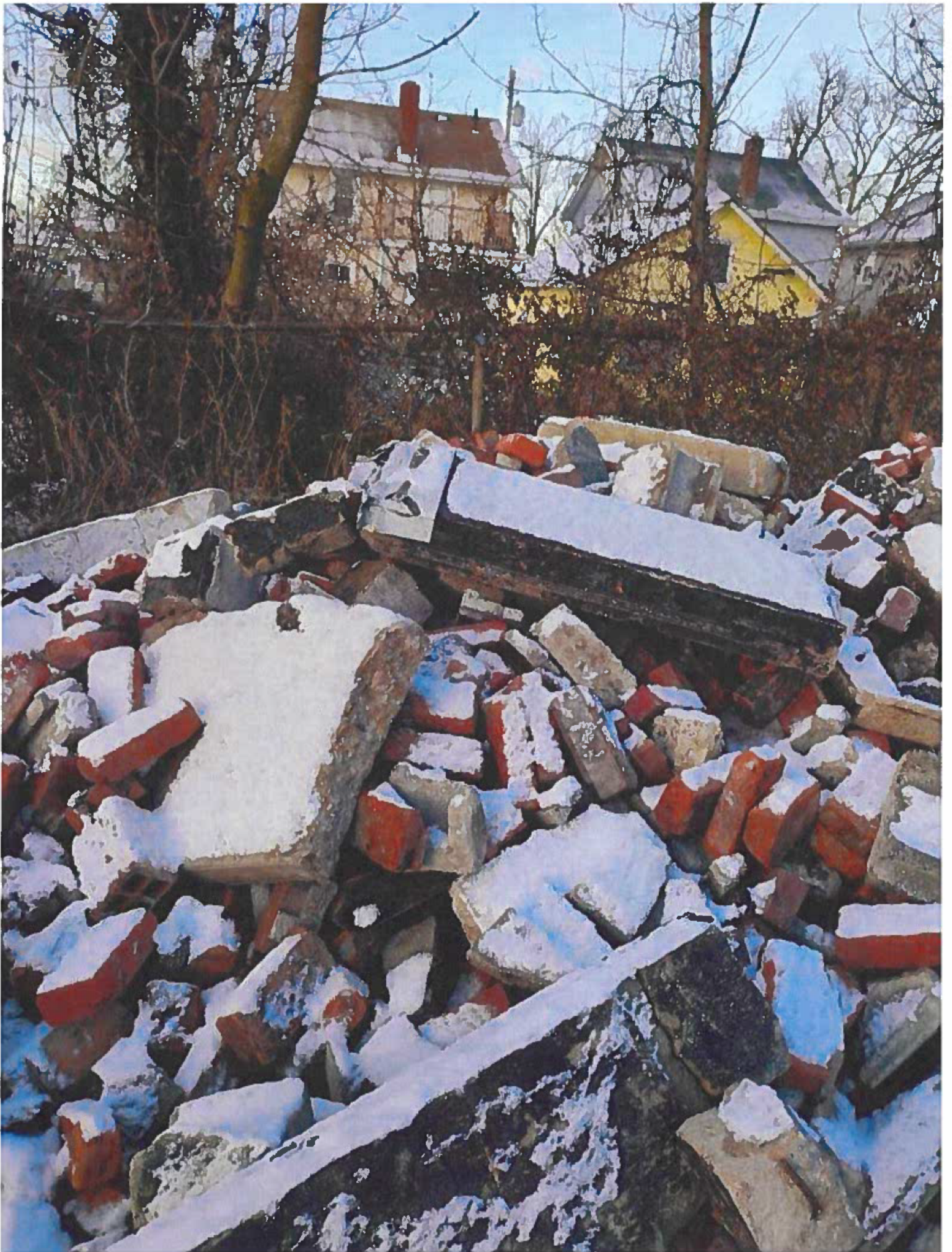
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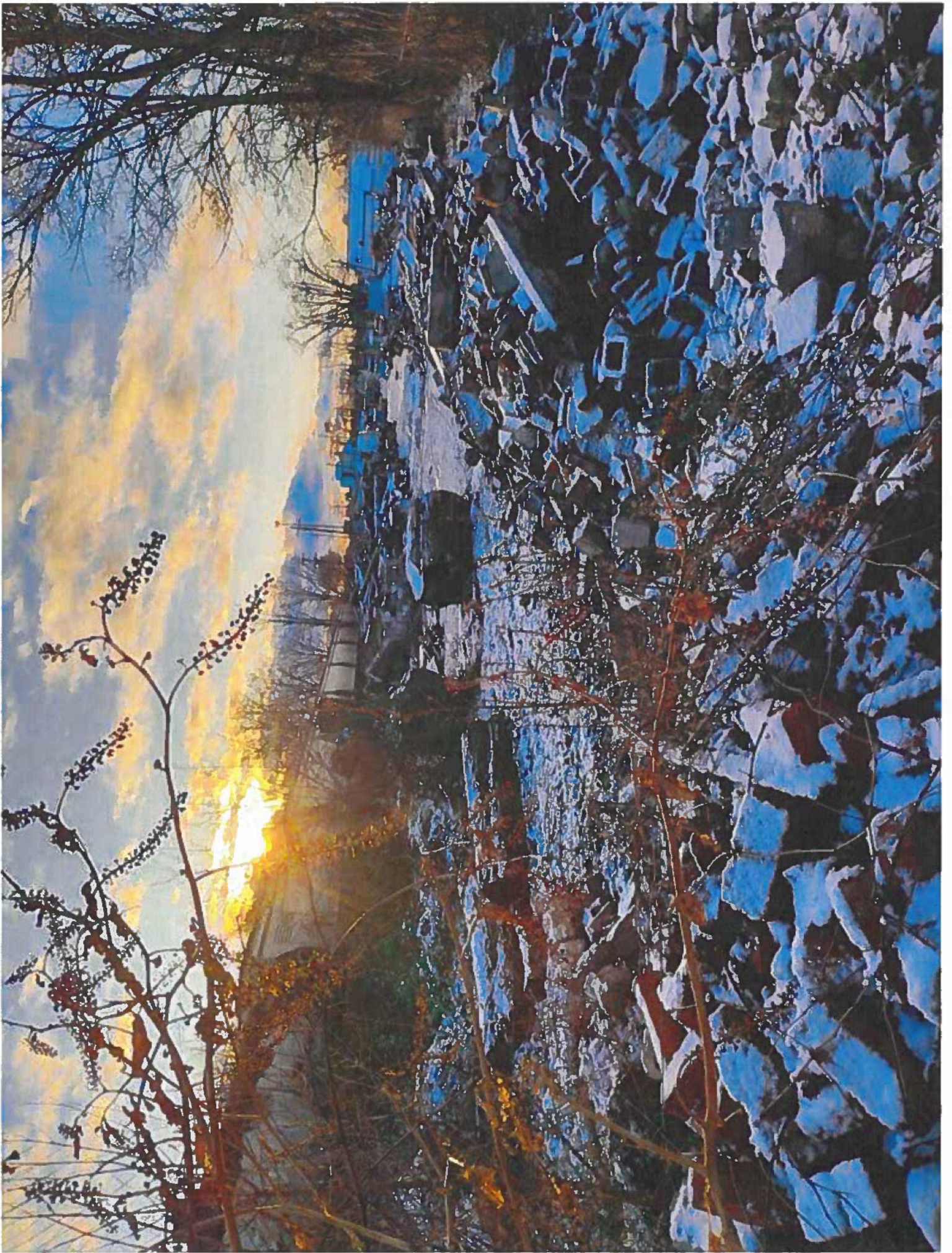
**From:** Springowski, Mary  
**Sent:** Sunday, January 11, 2026 6:30 PM  
**To:** Faciana, David; Kuszniir, Matt; Arocho, Andres  
**Subject:** American Crucible  
**Attachments:** image000006.jpeg; image000005.jpeg; image000004.jpeg; image000001.jpeg;  
image000002.jpeg; image000003.jpeg; image000000.jpeg

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.

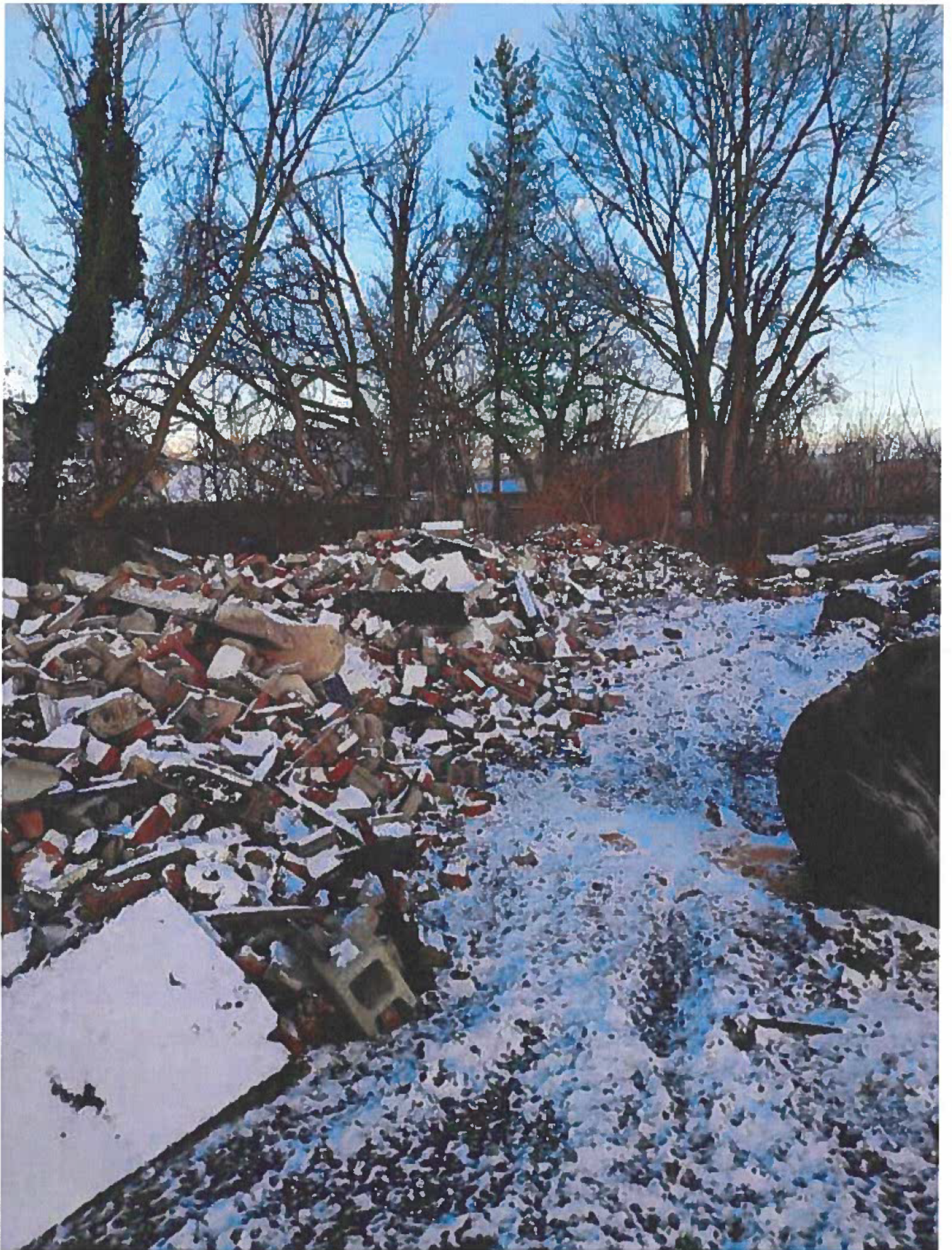
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**Atkinson, Evelisse**



**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

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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

Cheryl Howell  
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

Renee T. J.  
1122 W 12<sup>th</sup> ST  
LORAIN, OHIO 44052

Carolyn 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

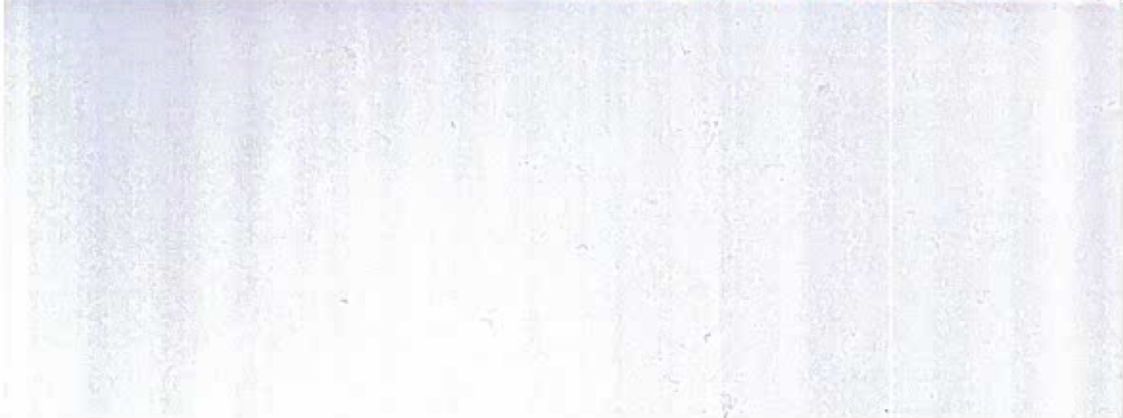
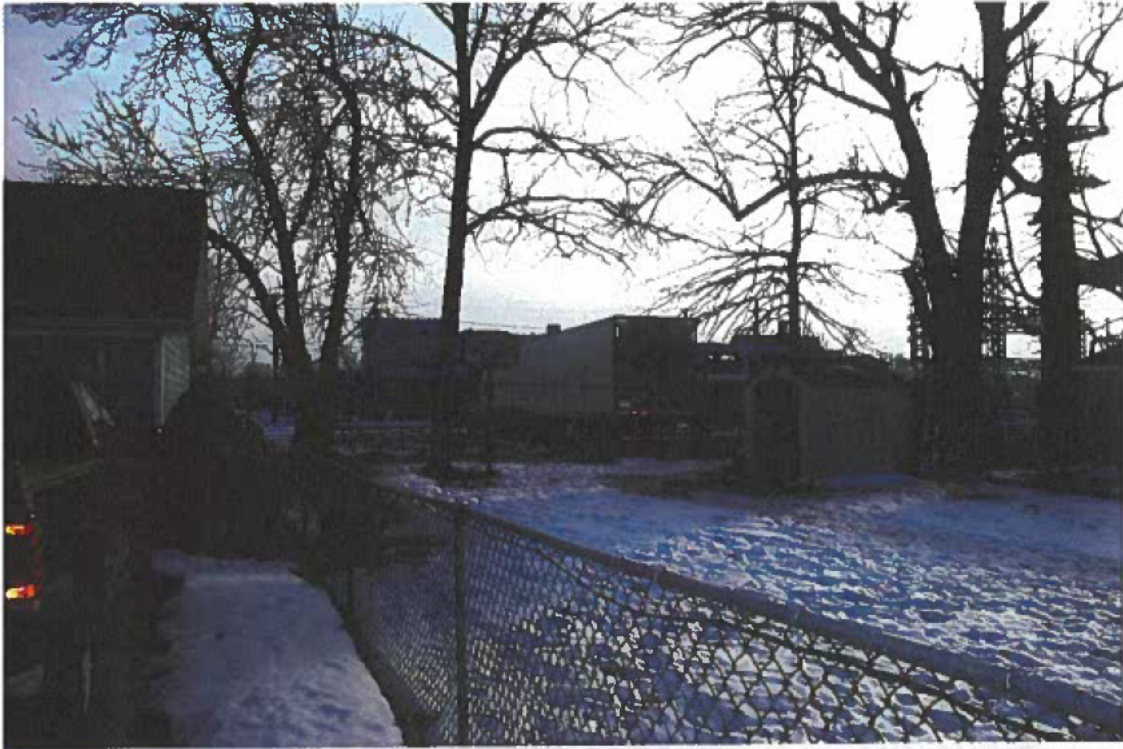
Christopher J Thomas

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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### Zoning Board of Appeals

5. B.

Meeting Date: 04/01/2026

---

Subject:

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.

---

#### Attachments

Application and Site Plan  
Staff Report

---



Jack Bradley  
Mayor

# CITY OF LORAIN

## ZONING BOARD OF APPEALS

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BOARD OF APPEALS NO. 13-2026

### APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (Residential) \_\_\_\_\_ (Business) \_\_\_\_\_

Address or location of property requiring a variance if different from above:

\_\_\_\_\_

Site Plan Submitted:  Yes  No

Letter Submitted:  Yes  No

Section of Zoning Code Involved \_\_\_\_\_

Reason for the Appeal or Variance:

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

Niko Eren

Applicant Signature

\_\_\_\_\_

Date

Zoning Board of Appeals  
City of Lorain  
200 West Erie Avenue  
Lorain, OH 44052

**Request for Variance – Lot Width and Lot Area for R-2 Zoning (PPN 0300105102006)**

Dear Members of the Zoning Board of Appeals,

I respectfully submit this letter in support of a request for an area variance from the R-2 zoning requirements applicable to the property identified as Permanent Parcel Number 0300105102006. Under the City of Lorain Zoning Code, R-2 zoning requires a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet. I am requesting approval of a variance to permit a lot width of 40 feet and a lot area of 4,800 square feet for the subject property, including the portion of the property that is currently dual-zoned and may be rezoned to R-2 in the future.

The requested variance arises from site-specific conditions of the property that make strict compliance with the dimensional requirements impractical. Due to the configuration, size, and existing zoning characteristics of the parcel, adherence to the minimum lot width and area standards limits the ability to provide required infrastructure, access, and site development improvements. Absent relief through a granted variance, the property cannot be reasonably developed in a manner consistent with the quality, affordable single-family residential housing intent of the R-2 district.

The proposed lot width and lot area remain compatible with the character of the surrounding neighborhood and will allow residential development that is consistent in scale, appearance, and function with nearby properties. The variance will not introduce a new or prohibited use, nor will it alter the essential residential character of the area. Instead, it will permit orderly development that aligns with the purpose of the zoning code while recognizing the physical limitations of the site.

Granting the requested variance will not adversely affect adjacent properties or the public health, safety, or welfare. The reduced lot dimensions will continue to allow appropriate building placement, access, utilities, and site improvements, and will not create congestion, safety hazards, or drainage concerns. The variance represents a narrow and proportional adjustment to the dimensional standards rather than a departure from the zoning code's overall intent.

For these reasons, I respectfully request that the Board grant the variance as submitted. I believe the request satisfies the criteria for an area variance and represents a reasonable and appropriate accommodation of the property's unique characteristics. I am available to provide any additional information the Board may require and appreciate your time and consideration.

Thank you for your time and consideration.

Sincerely,

Niko Eren, Member  
Knite Development LLC



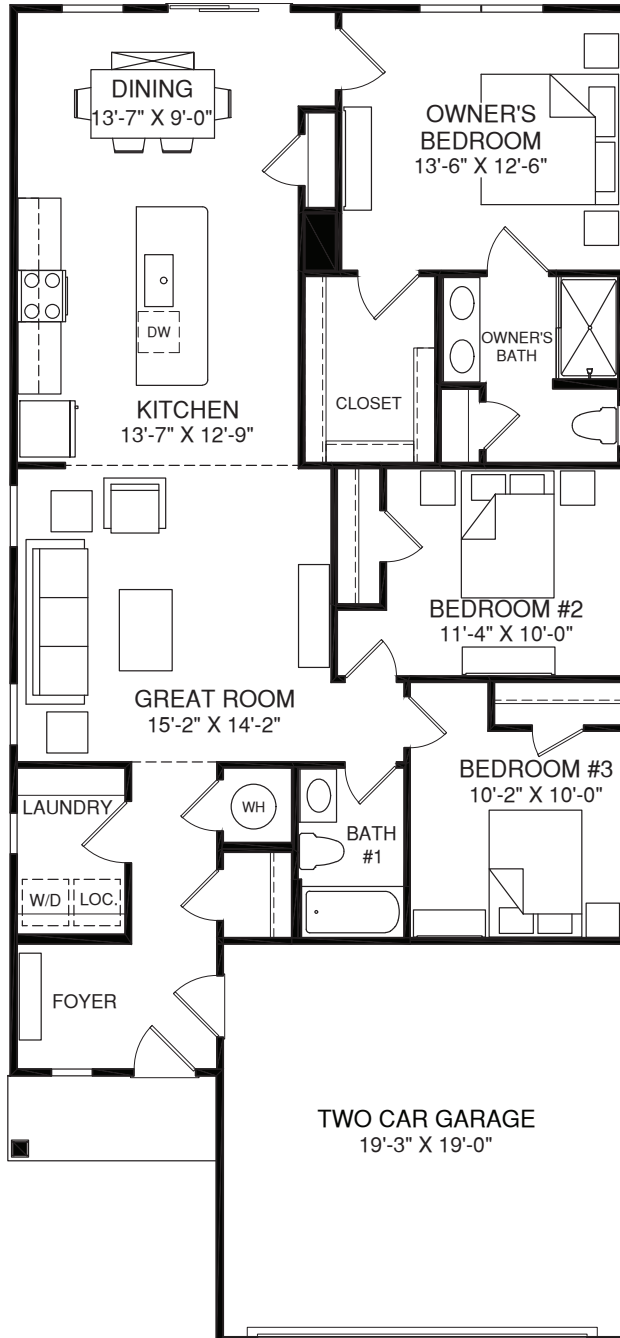


# ROSEWOOD

ELEVATION K



ELEVATION L



MAIN LEVEL



Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY1023RSC00v01CRSL

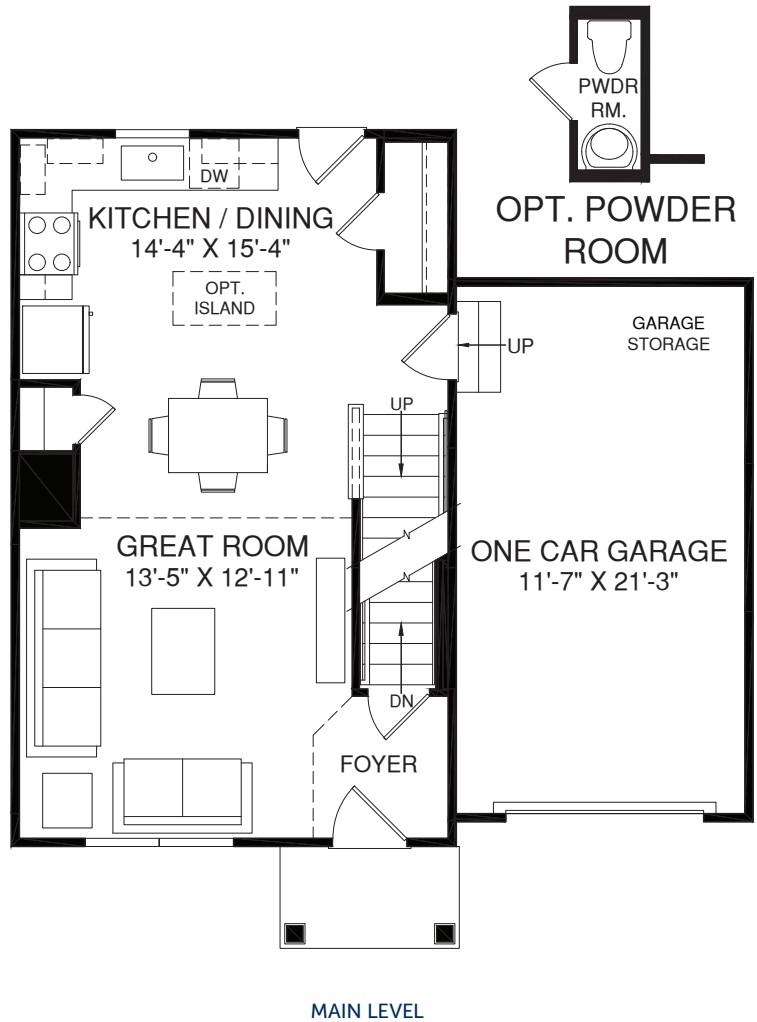
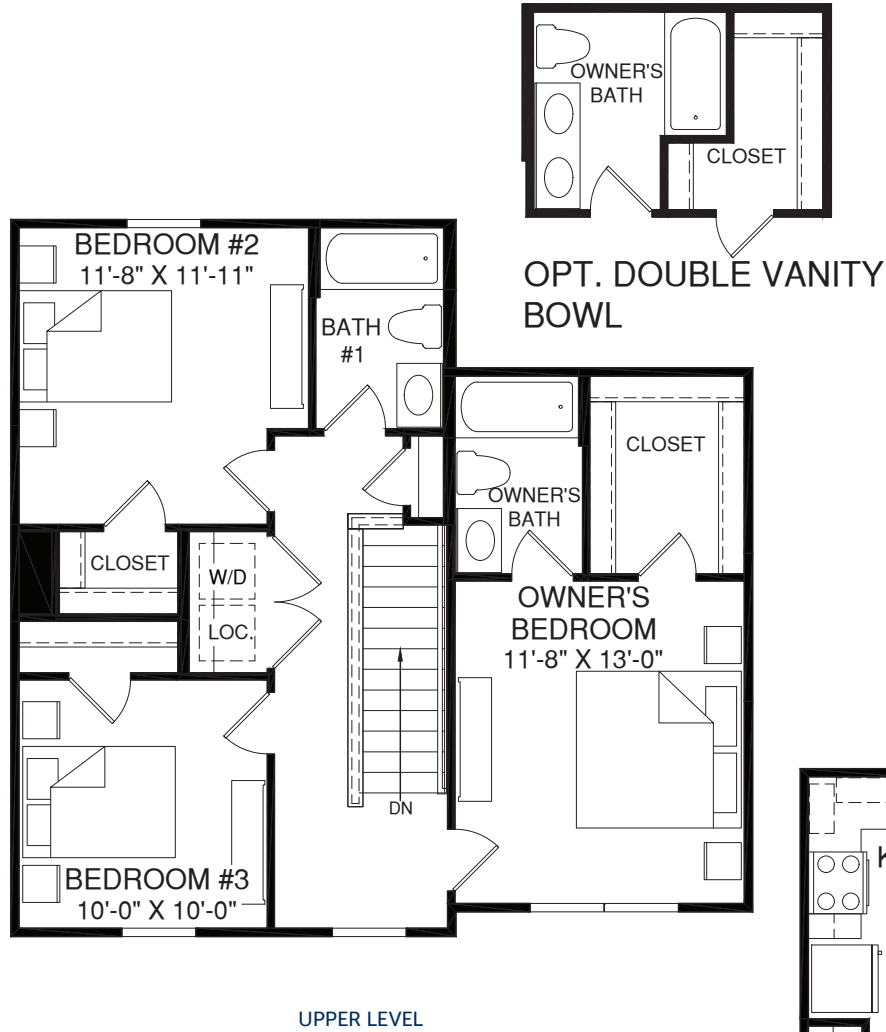


# DOGWOOD

ELEVATION K



ELEVATION L



An unfinished basement is included. Please see brochure or online marketing material for details.

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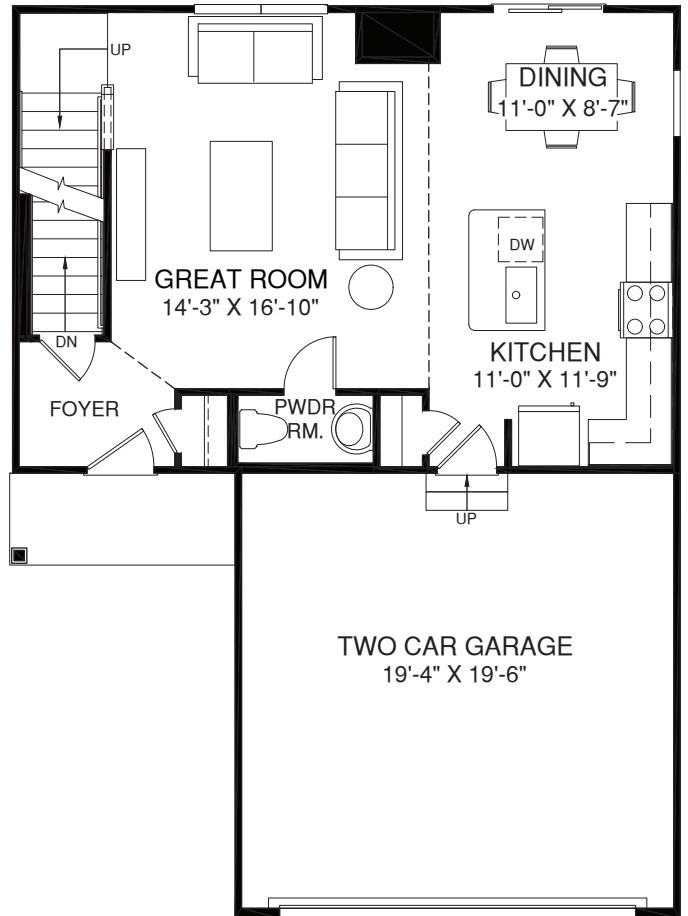
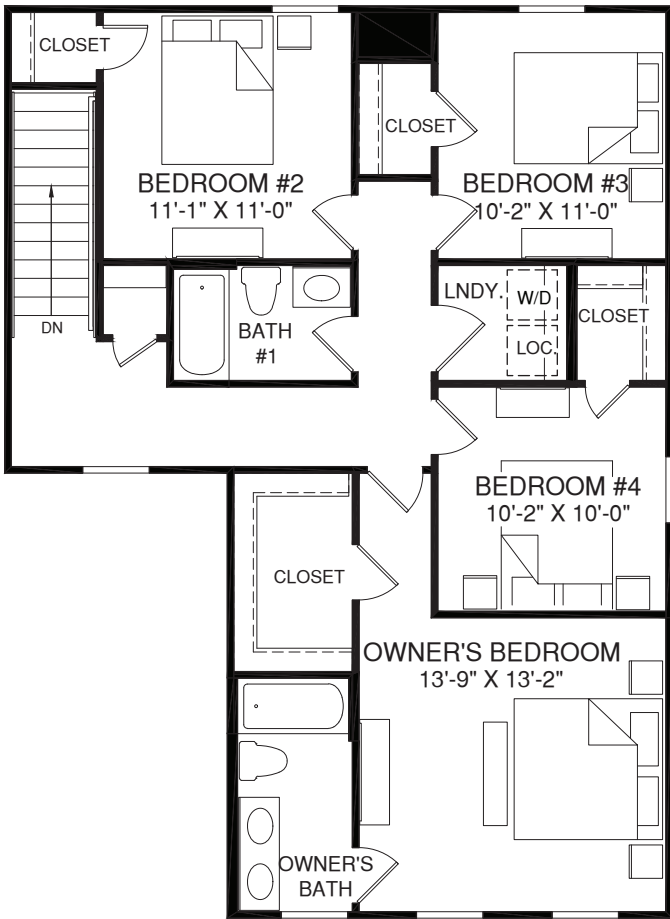
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# IRIS

ELEVATION K



ELEVATION L



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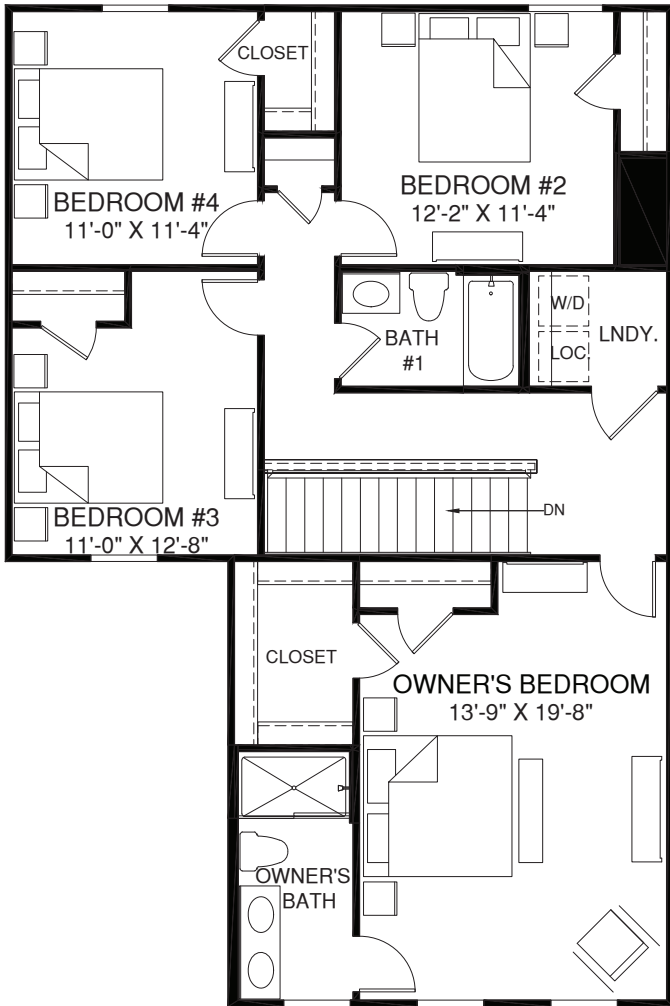
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Easy. Affordable. Simply Yours.

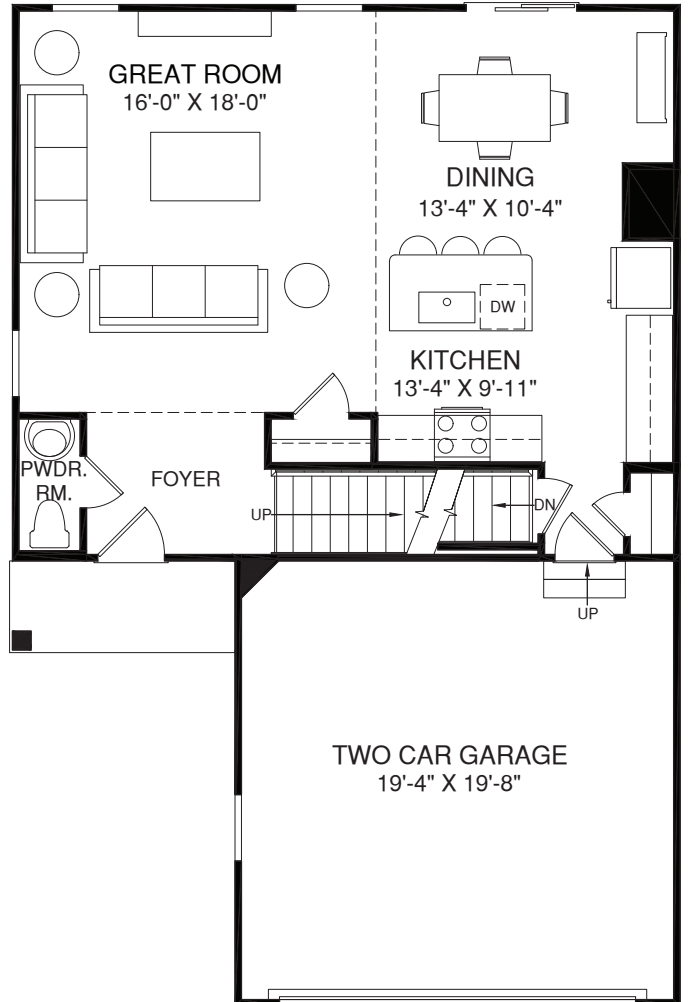
ELEVATION K



ELEVATION L



UPPER LEVEL



MAIN LEVEL

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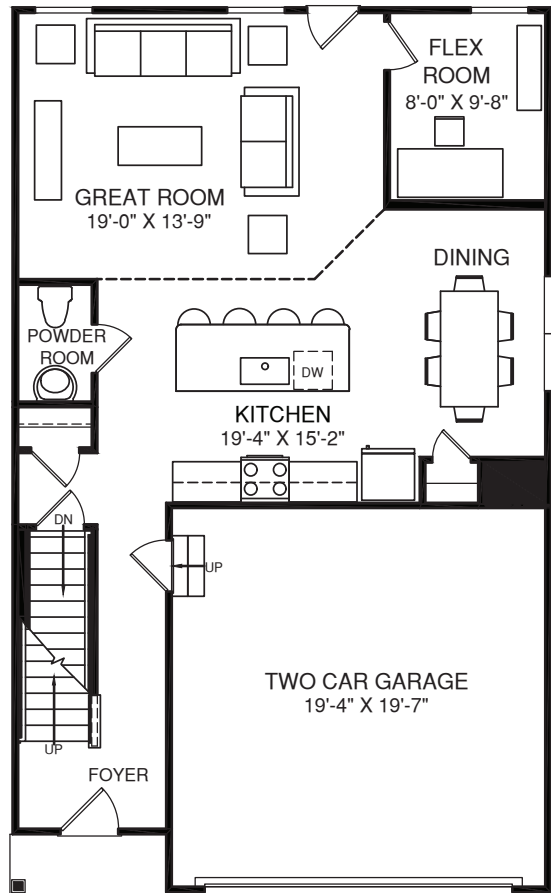
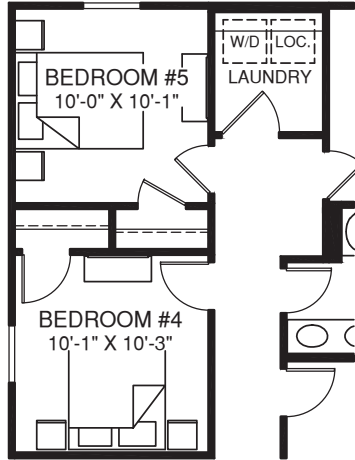
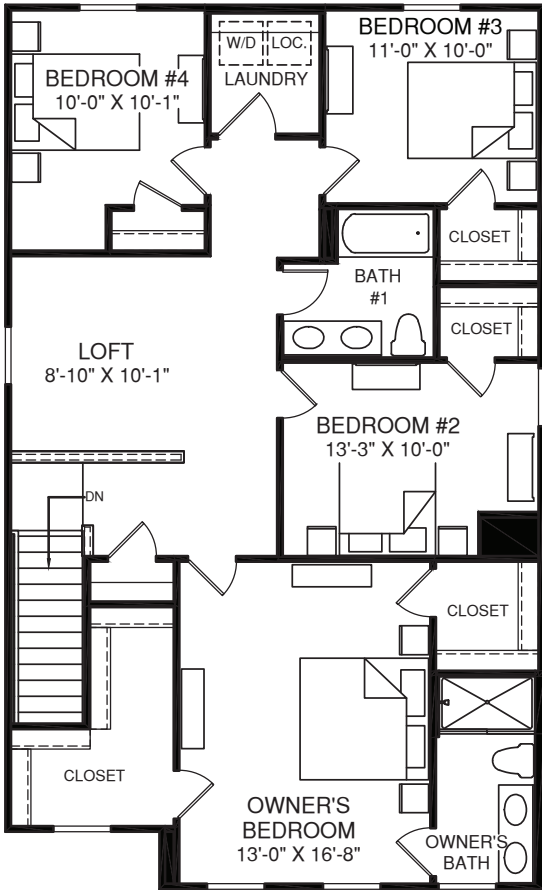
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ELEVATION K



ELEVATION L



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RY1023MRG00v01BSMTCRFT



March 3, 2026

## SELLER CONSENT TO ZONING AND LAND-USE APPLICATIONS

This Seller Consent to Zoning and Land-Use Applications (“Consent”) is made as of March 3, 2026, by and between Joseph Adamcek, an individual (“Seller”), and Knite Development LLC, an Ohio limited liability company (“Purchaser”).

**1. Property.** Seller is the owner of that certain real property in Lorain, OH, PPN: 03-00-105-102-006 (the “Property”).

**2. Purchase Agreement.** Seller and Purchaser have entered into that certain Purchase Agreement dated February 21, 2026 (the “Purchase Agreement”), pursuant to which Purchaser has agreed to purchase the Property from Seller, subject to the terms and conditions set forth therein.

**3. Consent to Applications.** Seller hereby consents to and authorizes Purchaser, at Purchaser’s sole cost and expense, to prepare, submit, prosecute, and pursue any and all applications, submissions, filings, and requests relating to: zoning approvals or confirmations; variances, special exceptions, conditional uses, or rezoning; site plan, subdivision, or land-development approvals; and any related hearings or appearances before municipal zoning boards, planning commissions, or other governmental or quasi-governmental authorities (collectively, the “Zoning Applications”), in Purchaser’s name and/or Seller’s name, as may be required by the applicable authority, with respect to the Property.

**4. No Transfer of Rights or Obligations.** This Consent: does not convey any legal or equitable interest in the Property to Purchaser; does not authorize Purchaser to commence construction or make physical alterations to the Property; and does not amend, waive, or modify the Purchase Agreement. All rights and obligations of the parties remain governed exclusively by the Purchase Agreement.

**5. No Seller Liability.** Purchaser acknowledges and agrees that: Seller shall have no responsibility or liability for the content, prosecution, or outcome of any Zoning Applications; Seller makes no representations or warranties regarding the likelihood of approval; and Purchaser shall indemnify and hold Seller harmless from any claims arising out of Purchaser’s Zoning Applications or related activities, except to the extent caused by Seller’s gross negligence or willful misconduct.

**6. Cooperation.** Seller agrees to reasonably cooperate with Purchaser in connection with the Zoning Applications, including executing ministerial documents or acknowledgments reasonably required by the applicable authority, provided such cooperation does not impose material cost or liability on Seller.

**7. Termination.** This Consent shall automatically terminate upon the earlier of: termination of the Purchase Agreement; or the closing of the transactions contemplated by the Purchase Agreement.

The parties hereto have caused this Consent to be duly executed as of the date of last execution of this Consent as set forth below.

**PURCHASER:**

Knite Development LLC

Signed: Niko Eren

Print Name: Niko Eren

Title: Member

**SELLER:**

Miguel Castro, POA

Signed: 

<i>Miguel Castro, POA</i>	dotloop verified 03/04/26 2:24 PM EST ISAT-GFSO-JLD3-ATE8
---------------------------	---

Print Name: Miguel Castro

Title: Power of Attorney

**ABUTTING PROPERTY OWNERS**

TEMPLO EMMANUEL INC, 4230 CLINTON AVE, LORAIN OH 44055

MANOLOV LLC, 4221 CLINTON AVE, LORAIN OH 44055-3466

CHRIST EVANGELICAL LUTHERAN CHURCH, 4501 CLINTON AVE, LORAIN OH 44055

CHRIST EVANGELICAL LUTHERAN CHURCH, 4501 CLINTON AVE, LORAIN OH 44055

LORAIN CITY OF, 2835 PEARL AVE, LORAIN OH 44055

DIOCESE OF CLEVELAND, 1404 E 9TH ST 8TH FLOOR, CLEVELAND OH 44144

LOPEZ RUBEN, 3736 TOLEDO AVE, LORAIN OH 44052

RIVERA ORTIZ AIDA, 1311 W 25TH ST, LORAIN OH 44052-4527

**BURKEY EARL L, 4075 PEARL AVE, LORAIN OH 44055 (Currently under contract to purchase simultaneously with subject property)**



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



# CITY OF LORAIN

---

## Zoning Board of Appeals

5. C.

Meeting Date: 04/01/2026

---

Subject:

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.

---

### Attachments

Application and Site Plan

Staff Report

---



Jack Bradley  
Mayor

# CITY OF LORAIN

## ZONING BOARD OF APPEALS

BOARD OF APPEALS NO. 14-2026

### APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Dontae Davis DBA: Bnd construction and Home  
Address: 8580 evergreen trail service  
City: olmsted township State: Ohio Zip: 44138  
Phone: (Residential) 216-401-8619 (Business) \_\_\_\_\_

Address or location of property requiring a variance if different from above:

3853 Dale Ave

parcel #

03-00-101-116-010

Site Plan Submitted:  Yes  No

Letter Submitted:  Yes  No

Section of Zoning Code Involved \_\_\_\_\_

Reason for the Appeal or Variance:

Looking to provide affordable housing on a  
30ft by 120ft lot which requires a 22ft  
wide home. I'm asking to build a 20ft wide  
home to stay compliant with the setbacks.

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

Dontae Davis

Applicant Signature

3-11-26

Date

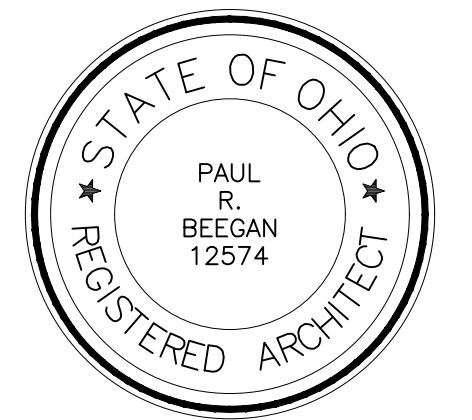
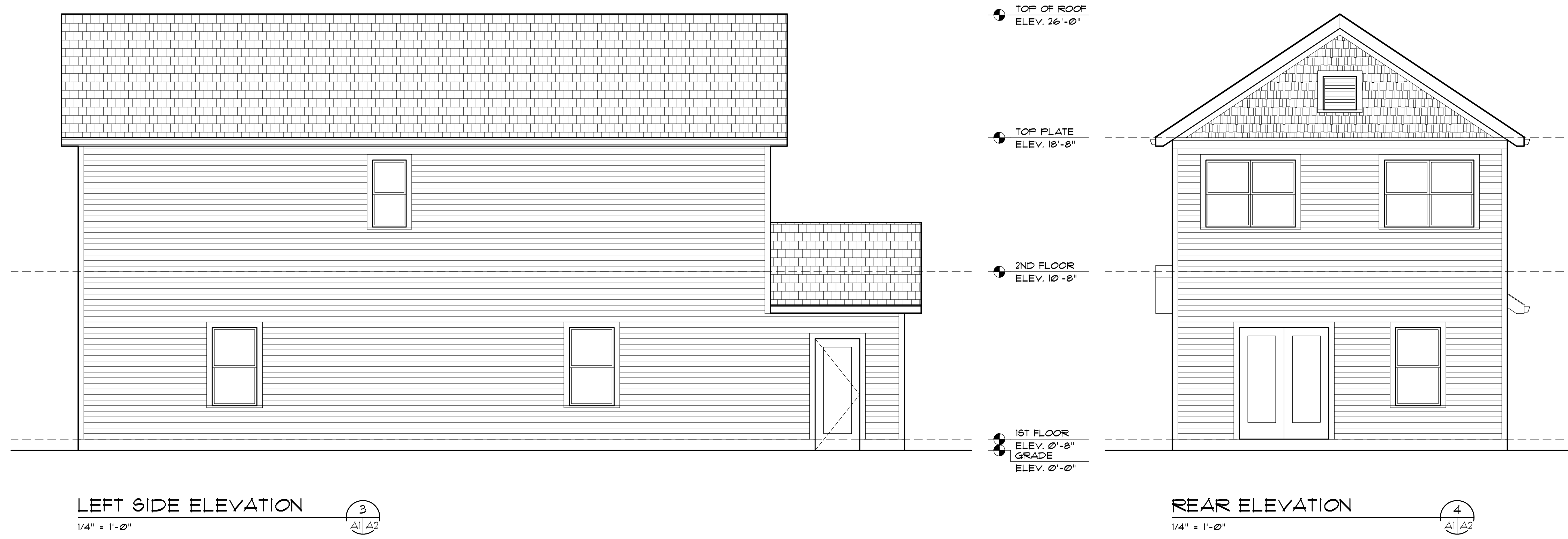
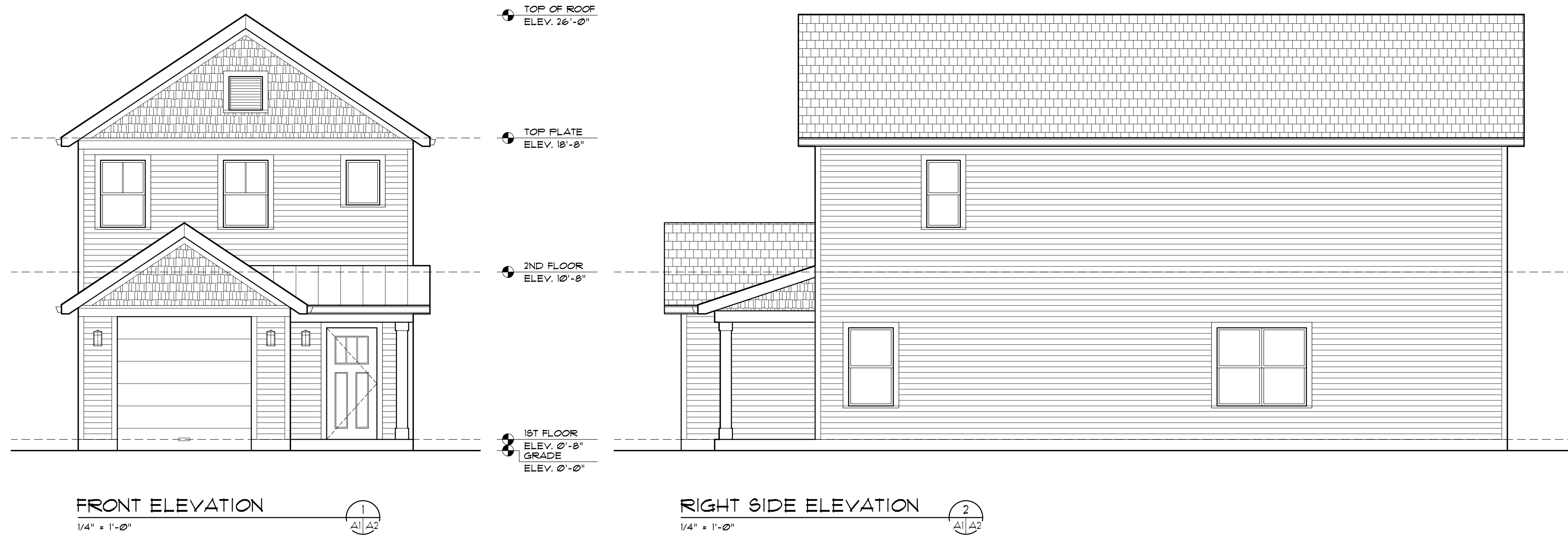
200 West Erie Avenue, Lorain, Ohio 44052

Phone: 440-204-2306

www.cityoflorain.org

My name is Dontae Davis. I'm looking to build a single family affordable home on Dale ave. The lot is 30feet by 120feet and the home I want to build is 20 feet wide due to me trying to stay compliant with the side setbacks. I'm asking for a variance to build a 20 foot wide home instead of the required 22 foot wide home. Your consideration for this variance would be greatly appreciated thanks for your time.

ISSUE	DATE	DESCRIPTION
1	03.12.26	zoning review



PAUL R. BEEGAN, LICENSE #12574  
EXPIRATION DATE: 12.31.2026

# BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 26-025

Just Plain Builders Inc.  
Dale Avenue Homes

dale avenue  
lorain, ohio 44055

Exterior Elevations

# A2

PARCEL  
03-00-101-16-009

DALE AVENUE

NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

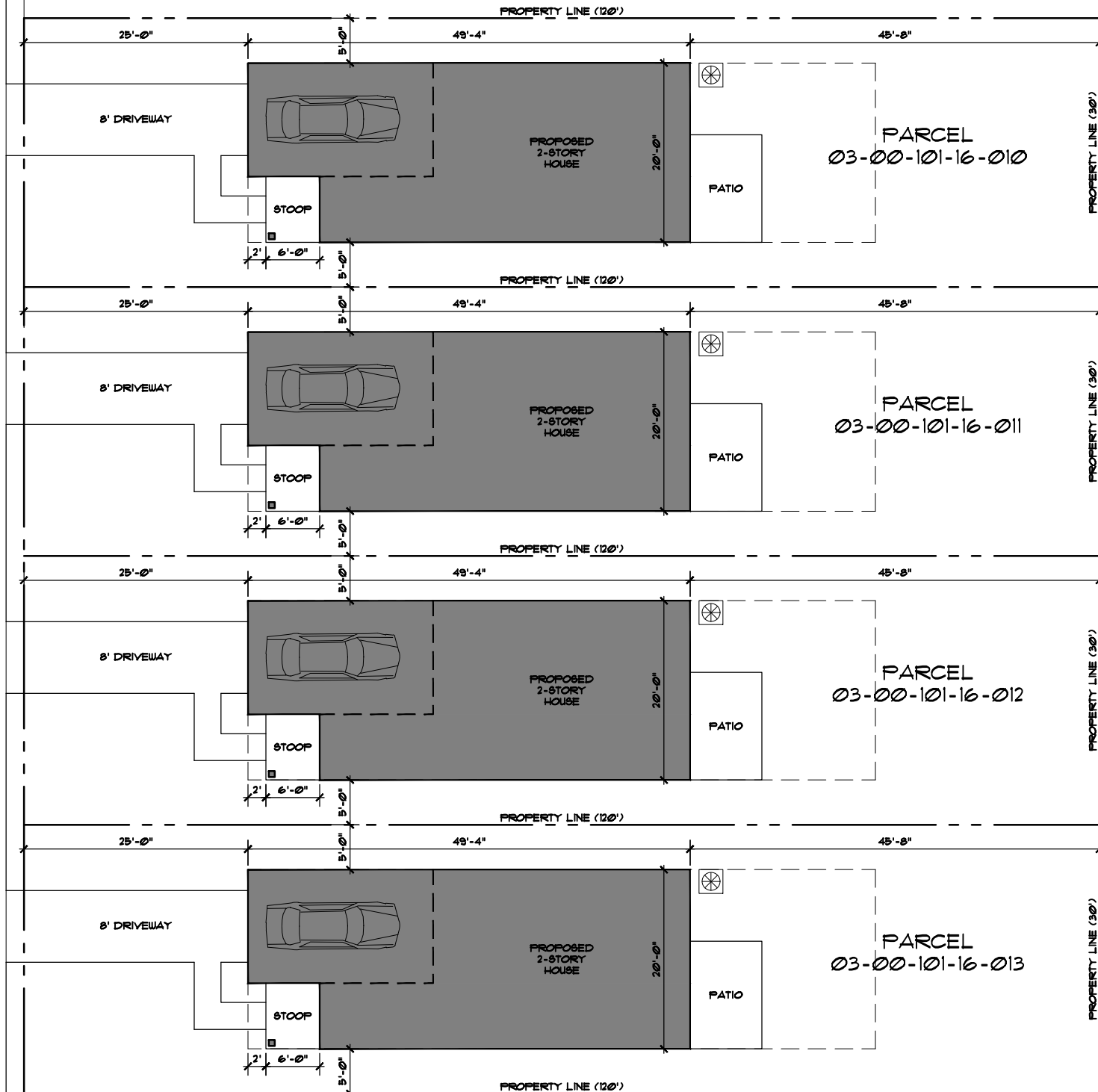
NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

NEW SIDEWALK



PARCEL  
03-00-101-16-010

PARCEL  
03-00-101-16-011

PARCEL  
03-00-101-16-012

PARCEL  
03-00-101-16-013

PROPERTY LINE (30')

PROPERTY LINE (30')

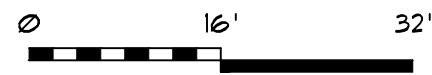
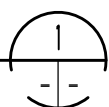
PROPERTY LINE (30')

PROPERTY LINE (30')

VACATED ALLEY

# SITE LAYOUT

1" = 1/8"



GRAPHIC SCALE (FEET)



PARCEL  
03-00-101-16-014

Parcel 03-00-101-116-010

Across the street owner

Earl Canterbury

3831 Globe ave (parcel 03-00-101-115-026)

Back owner

Alison Morgan

3850 Lorain Ave (parcel 03-00-101-116-028)

Side owner

Agnes Bagnoli

3623 Martindale rd. Canton, Ohio 44714(03-00-101-116-009)



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir  
Director

David Faciana  
Chief Building Official

March 25, 2026

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: 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.

*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



# CITY OF LORAIN

---

## Zoning Board of Appeals

5. D.

Meeting Date: 04/01/2026

---

Subject:

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.

---

### Attachments

Application and Site Plan

Staff Report

---



Jack Bradley  
Mayor

# CITY OF LORAIN

## ZONING BOARD OF APPEALS

BOARD OF APPEALS NO. 15-2026

### APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Dontae Davis DBA: Bnd construction and Home  
Address: 8580 evergreen trail service  
City: olmsted township State: Ohio Zip: 44138  
Phone: (Residential) 216-401-8619 (Business) \_\_\_\_\_

Address or location of property requiring a variance if different from above:

3857 Dale Ave parcel # 03-00-101-116-011

Site Plan Submitted:  Yes  No

Letter Submitted:  Yes  No

Section of Zoning Code Involved \_\_\_\_\_

Reason for the Appeal or Variance:

Looking to provide affordable housing on a  
30ft by 120ft lot which requires a 22ft  
wide home. I'm asking to build a 20ft wide  
home to stay compliant with the setbacks.

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

Dontae Davis

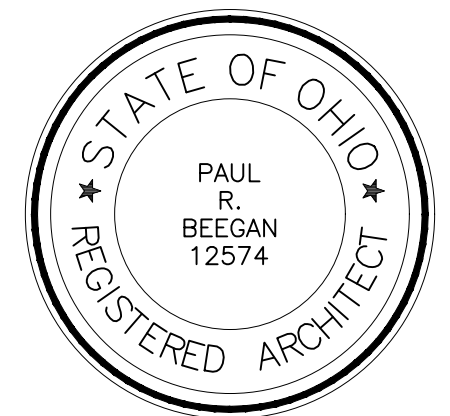
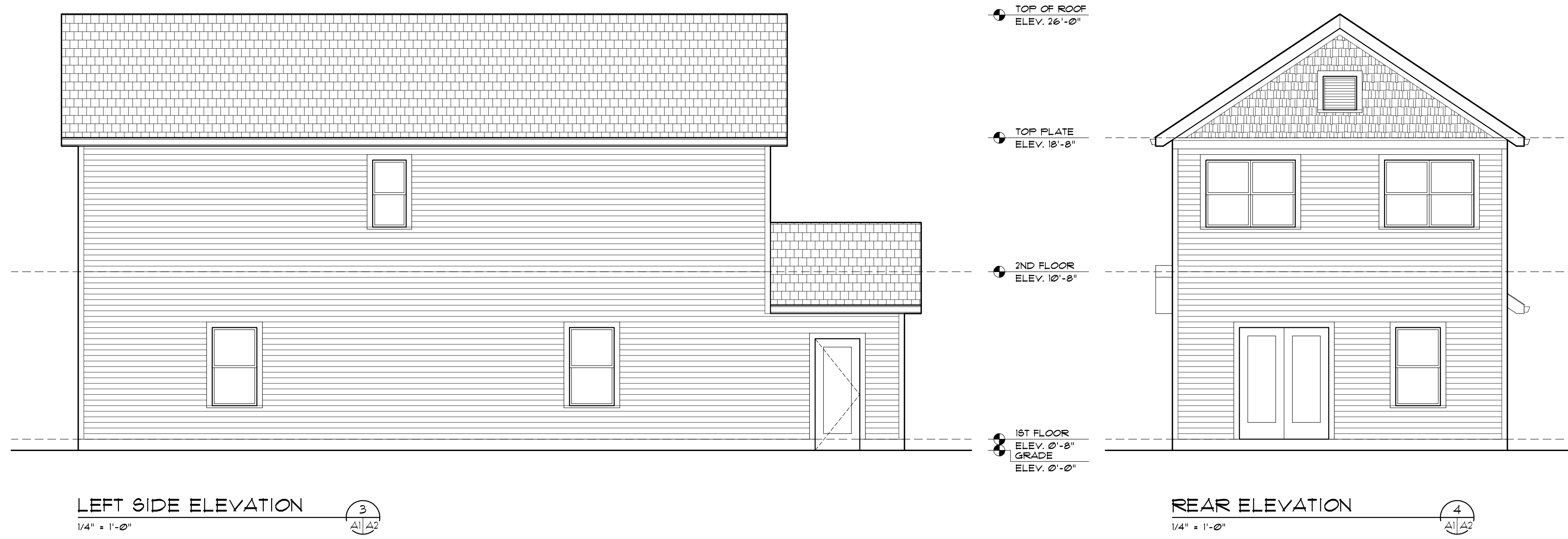
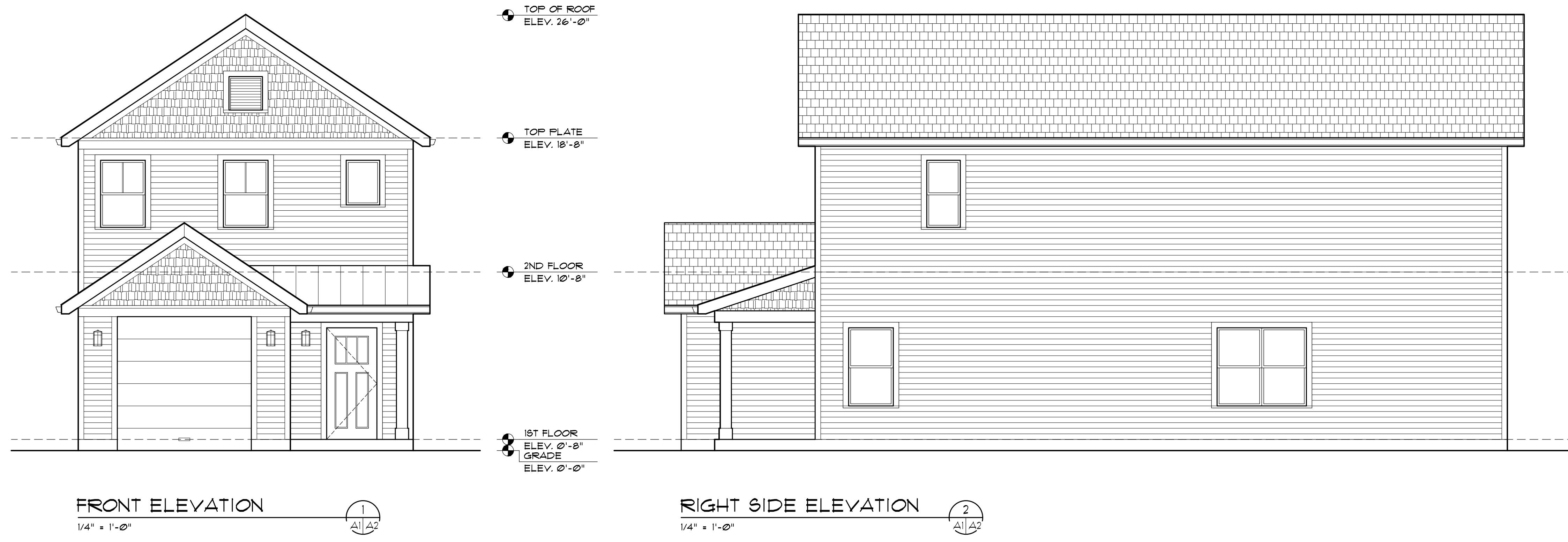
Applicant Signature

3-11-26

Date

My name is Dontae Davis. I'm looking to build a single family affordable home on Dale ave. The lot is 30feet by 120feet and the home I want to build is 20 feet wide due to me trying to stay compliant with the side setbacks. I'm asking for a variance to build a 20 foot wide home instead of the required 22 foot wide home. Your consideration for this variance would be greatly appreciated thanks for your time.

ISSUE	DATE	DESCRIPTION
1	03.12.26	zoning review



PAUL R. BEEGAN, LICENSE #12574  
EXPIRATION DATE: 12.31.2026

# BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 26-025

Just Plain Builders Inc.  
Dale Avenue Homes

dale avenue  
lorain, ohio 44055

Exterior Elevations

# A2

PARCEL  
03-00-101-16-009

DALE AVENUE

NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

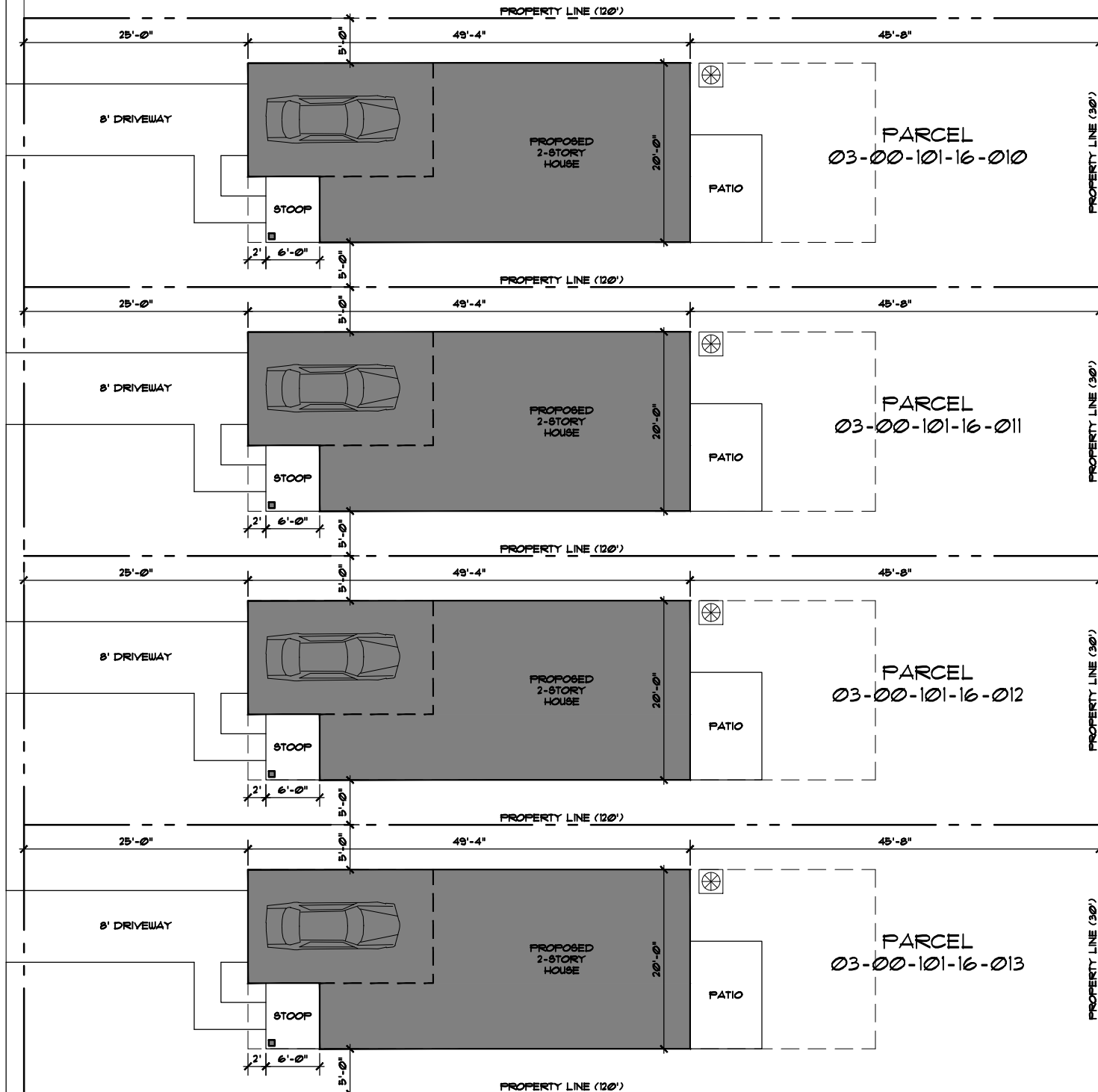
NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

NEW SIDEWALK



PARCEL  
03-00-101-16-010

PARCEL  
03-00-101-16-011

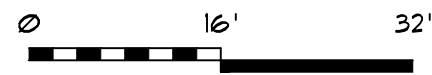
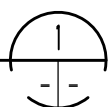
PARCEL  
03-00-101-16-012

PARCEL  
03-00-101-16-013

VACATED ALLEY

# SITE LAYOUT

1" = 1/8"



GRAPHIC SCALE (FEET)



PARCEL  
03-00-101-16-014

Parcel 03-00-101-116-011

Across the street owner

Earl Canterbury

3831 Globe ave (parcel 03-00-101-115-027)

Back owner

Alison Morgan

3850 Lorain Ave (parcel 03-00-101-116-029)



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.

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(4) Variances shall not be granted which permit any use not otherwise permitted or expressly, or by implication, prohibited in the district involved

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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.
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- (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



# CITY OF LORAIN

---

## Zoning Board of Appeals

5. E.

Meeting Date: 04/01/2026

---

Subject:

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 Community at, 3861 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

---

### Attachments

Application and Site Plan

Staff Report

---



Jack Bradley  
Mayor

# CITY OF LORAIN

## ZONING BOARD OF APPEALS

BOARD OF APPEALS NO. 16-2026

### APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Dontae Davis DBA: Bnd construction and Home  
Address: 8580 evergreen trail service  
City: olmsted township State: Ohio Zip: 44138  
Phone: (Residential) 216-401-8619 (Business) \_\_\_\_\_

Address or location of property requiring a variance if different from above:

3861 Dale Ave

parcel #

03-00-101-116-012

Site Plan Submitted:  Yes  No

Letter Submitted:  Yes  No

Section of Zoning Code Involved \_\_\_\_\_

Reason for the Appeal or Variance:

Looking to provide affordable housing on a  
30ft by 120ft lot which requires a 22ft  
wide home. I'm asking to build a 20ft wide  
home to stay compliant with the setbacks.

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

Dontae Davis

Applicant Signature

3-11-26

Date

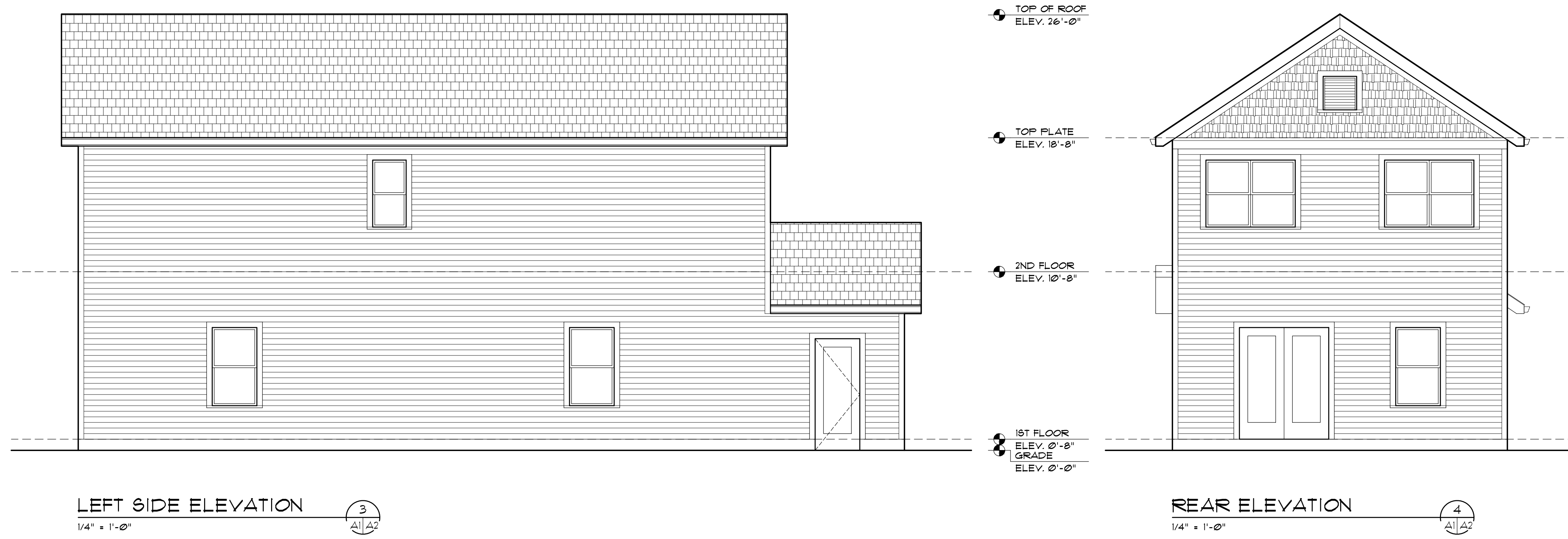
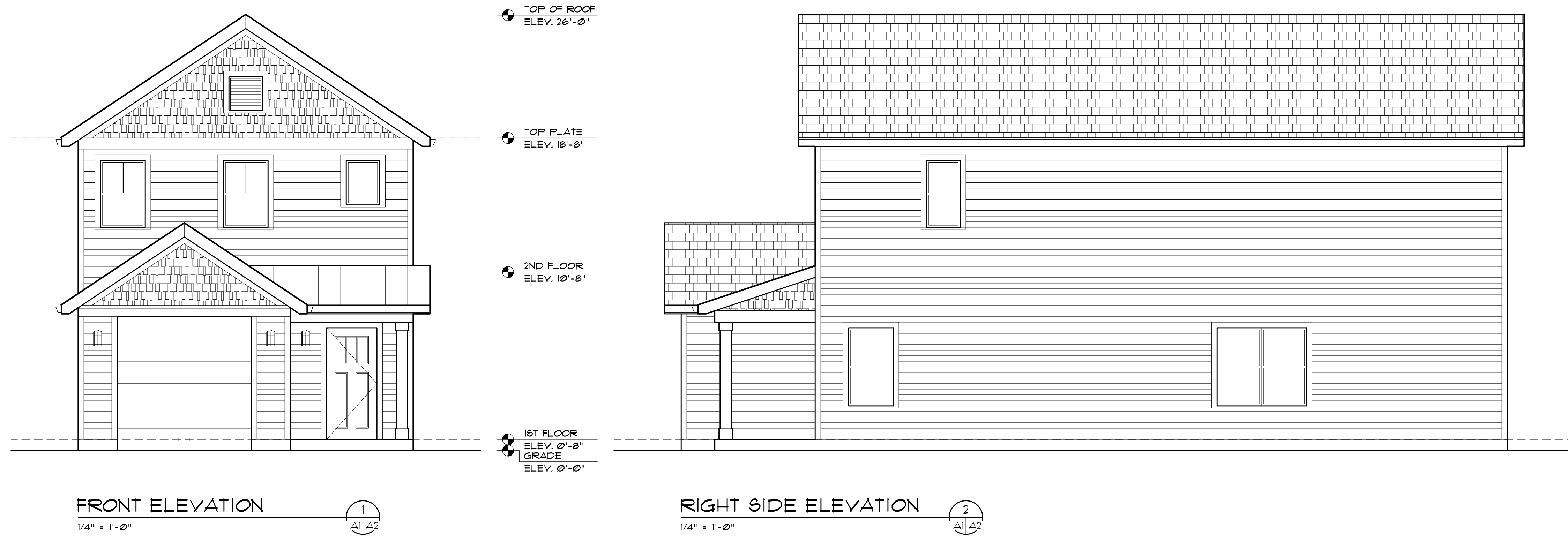
200 West Erie Avenue, Lorain, Ohio 44052

Phone: 440-204-2306

www.cityoflorain.org

My name is Dontae Davis. I'm looking to build a single family affordable home on Dale ave. The lot is 30feet by 120feet and the home I want to build is 20 feet wide due to me trying to stay compliant with the side setbacks. I'm asking for a variance to build a 20 foot wide home instead of the required 22 foot wide home. Your consideration for this variance would be greatly appreciated thanks for your time.

ISSUE	DATE	DESCRIPTION
1	03.12.26	zoning review



PAUL R. BEEGAN, LICENSE #12574  
EXPIRATION DATE: 12.31.2026

# BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 26-025

Just Plain Builders Inc.  
Dale Avenue Homes

dale avenue  
lorain, ohio 44055

Exterior Elevations

# A2

PARCEL  
03-00-101-16-009

DALE AVENUE

NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

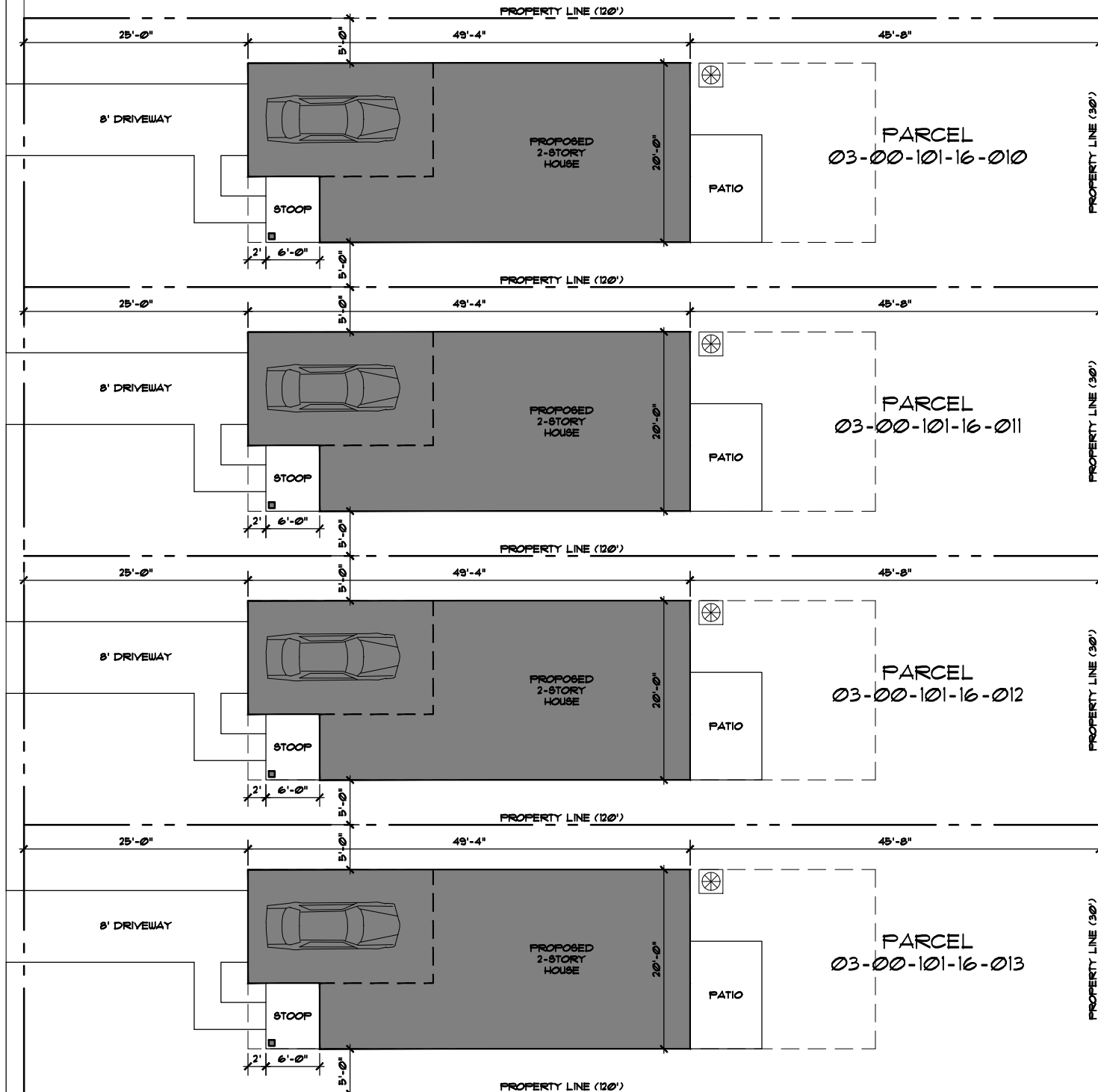
NEW CURB-CUT

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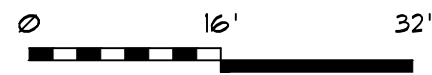
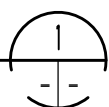
NEW SIDEWALK



VACATED ALLEY

# SITE LAYOUT

1" = 1/8"



GRAPHIC SCALE (FEET)



PARCEL  
03-00-101-16-014

Parcel 03-00-101-116-012

Across the street owner

Earl Canterbury

3831 Globe ave (parcel 03-00-101-115-028)

Back owner

Alison Morgan

3850 Lorain Ave (parcel 03-00-101-116-036)



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. 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 Community at, 3861 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:**

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- (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



# CITY OF LORAIN

---

## Zoning Board of Appeals

5. F.

Meeting Date: 04/01/2026

---

Subject:

B.A. 17-2026 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, 3865 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

---

### Attachments

Application and Site Plan

Staff Report

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Jack Bradley  
Mayor

CITY OF LORAIN  
ZONING BOARD OF APPEALS

PERMIT 2026-22  
# 1140  
Amnt 165.00/-  
Dut 32526

BOARD OF APPEALS NO. 17-2026

APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN,  
STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: Dontae Davis DBA: Bond construction and Home  
Address: 8580 emerald green trail service  
City: olmsted township State: Ohio Zip: 44138  
Phone: (Residential) 216-401-8619 (Business) \_\_\_\_\_

Address or location of property requiring a variance if different from above:  
3565 DALE AVE parcel # 03-00-101-116-013

Site Plan Submitted:  Yes  No Letter Submitted:  Yes  No

Section of Zoning Code Involved \_\_\_\_\_

Reason for the Appeal or Variance:

Looking to provide affordable housing on a  
30ft by 120ft lot which requires a 22ft  
wide home. I'm asking to build a 20ft wide  
base to stay compliant with the setbacks.

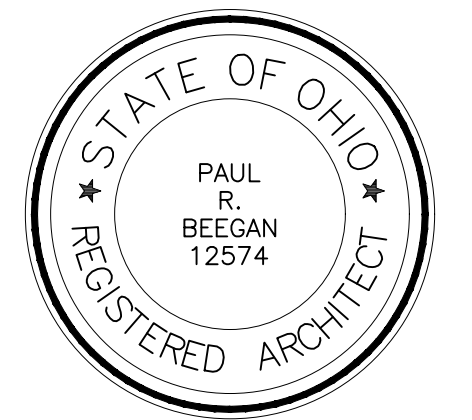
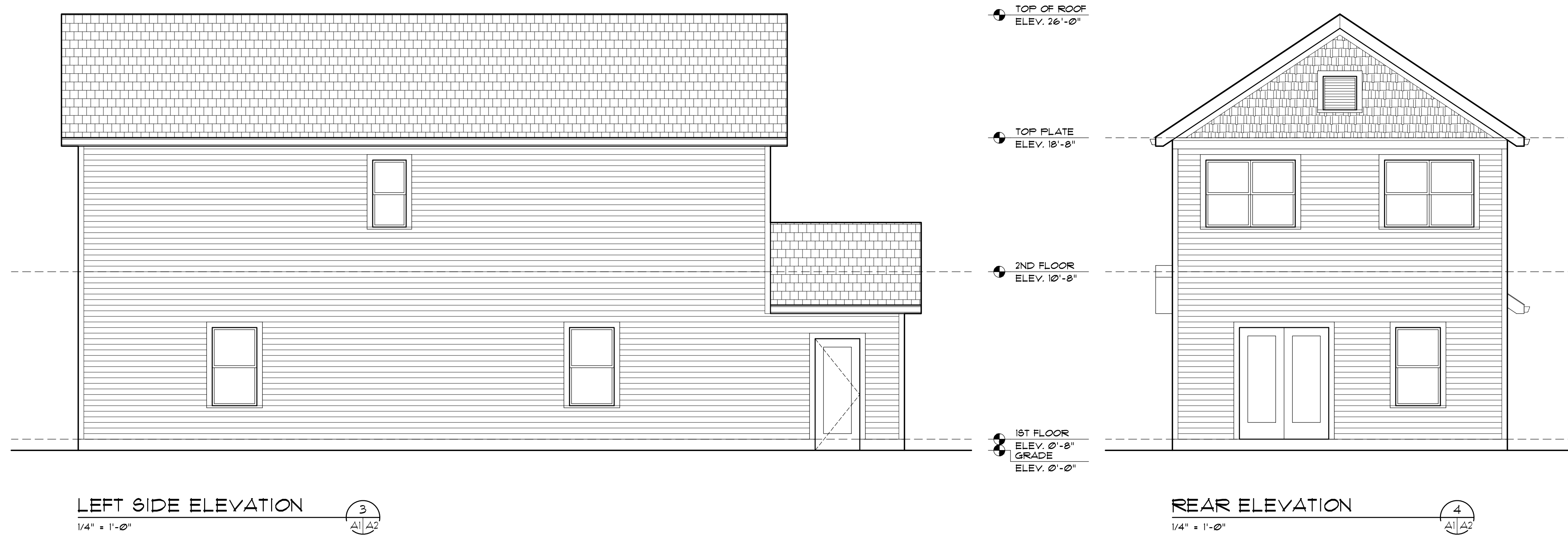
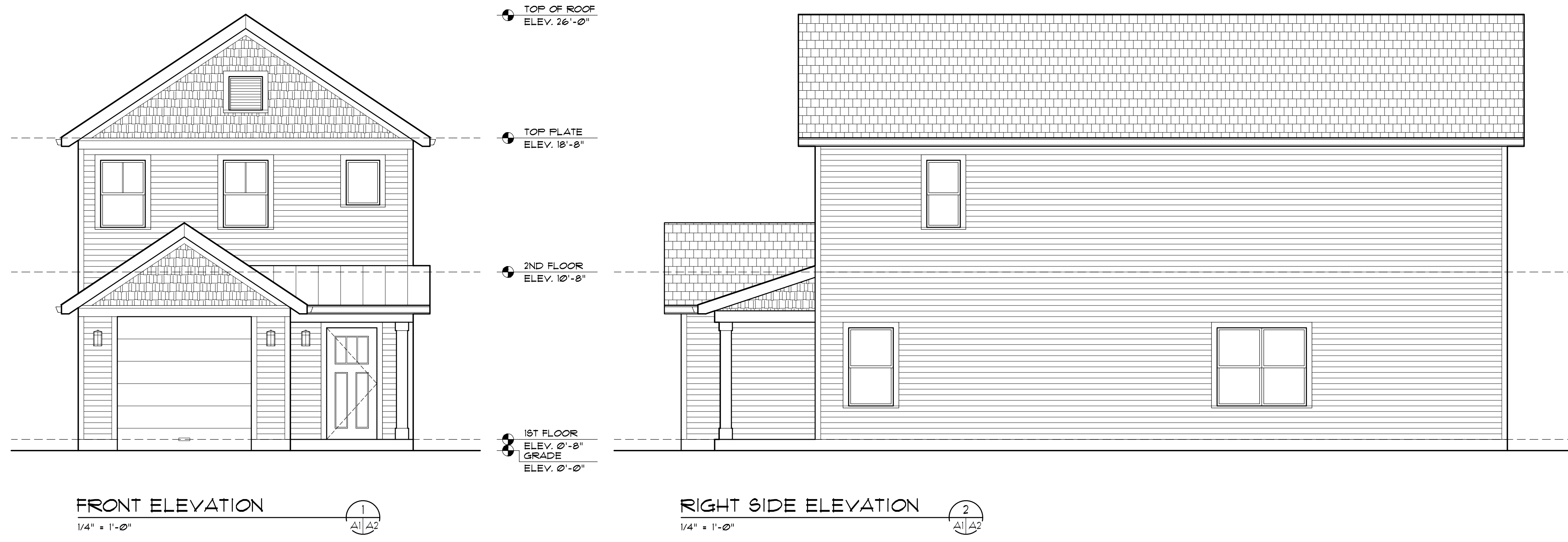
Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

Dontae Davis  
Applicant Signature

3-11-26  
Date

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ISSUE	DATE	DESCRIPTION
1	03.12.26	zoning review



PAUL R. BEEGAN, LICENSE #12574  
EXPIRATION DATE: 12.31.2026

# BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 26-025

Just Plain Builders Inc.  
Dale Avenue Homes

dale avenue  
lorain, ohio 44055

Exterior Elevations

# A2

PARCEL  
03-00-101-16-009

DALE AVENUE

NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

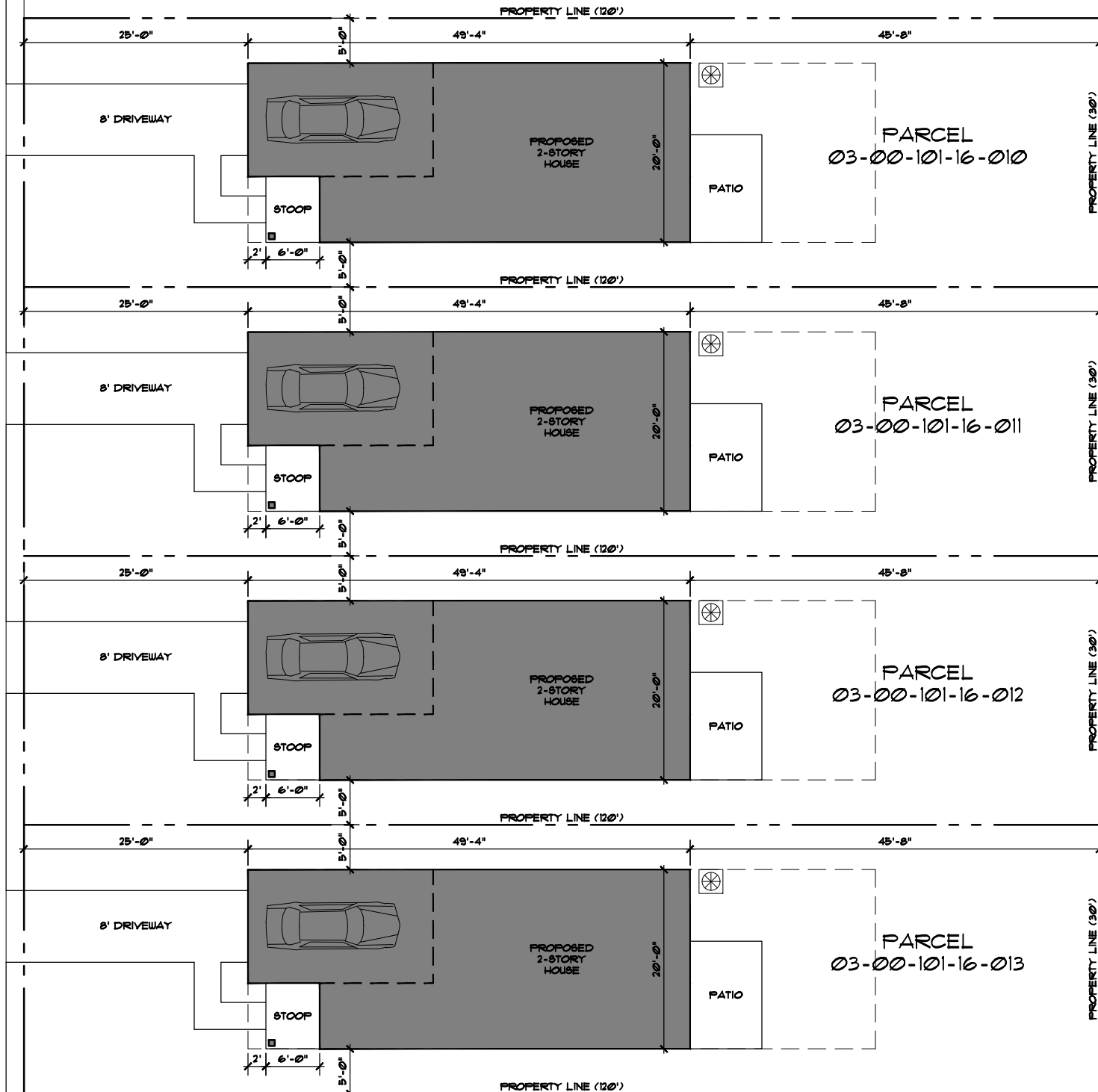
NEW CURB-CUT

TREELAIN

NEW CURB-CUT

TREELAIN

NEW SIDEWALK



PARCEL  
03-00-101-16-010

PARCEL  
03-00-101-16-011

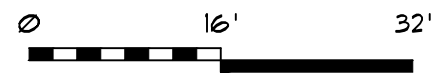
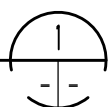
PARCEL  
03-00-101-16-012

PARCEL  
03-00-101-16-013

VACATED ALLEY

# SITE LAYOUT

1" = 1/8"



GRAPHIC SCALE (FEET)



PARCEL  
03-00-101-16-014

Parcel 03-00-101-116-013

Across the street owner

Earl Canterbury

3831 Globe ave (parcel 03-00-101-115-029)

Back owner

Alison Morgan

3850 Lorain Ave (parcel 03-00-101-116-036)

Side owner

Virtue Mealing

3511 Tire Town rd Apt.355 Winston Salem,NC 27105(03-00-101-116-014)



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. 17-2026 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, 3865 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.

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**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.

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Respectfully,



Evelisse Atkinson  
Planning & Zoning Administrator



## CITY OF LORAIN

---

### Zoning Board of Appeals

5. G.

Meeting Date: 04/01/2026

---

Subject:

B.A. 18-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of approximately 100 ft from the driveway spacing standards (125 ft), a variance to allow a second driveway on a corner lot, a variance from the required 50-foot setback from a residential district, and a variance from the driveway standard (100 feet) near residential districts in a B-2 General Commercial district. Section 1143.07(o) Vehicle Service Stations, Section 1149.03 Required Off-Street Parking, Section 1149.06(b) Access Management-Driveway Spacing Standards at, 2217 E 42nd St. Carlton Moore, agent, Rakesh Patel, applicant.

---

#### Attachments

Application and Site Plan

Staff Report

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# CITY OF LORAIN

## ZONING BOARD OF APPEALS

Jack Bradley  
Mayor

BOARD OF APPEALS NO. 18-2026

### APPLICATION FOR A VARIANCE FROM THE ZONING CODE

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A VARIANCE OF THE ZONING CODE.

Name: LORAIN PLAZA LLC  
Address: 2225 E. 42<sup>ND</sup> STREET  
City: LORAIN, OHIO State: OHIO Zip: 44055  
Phone: (Residential) \_\_\_\_\_ (Business) (917) 405-0211

Address or location of property requiring a variance if different from above:

2225 E. 42<sup>ND</sup> STREET, LORAIN, OHIO

Plot Plan Submitted:  Yes  No

Letter Submitted:  Yes  No

Section of Zoning Code Involved 143.07(O) VEHICLE SERVICE STATION

Reason for the Appeal or Variance:

TO ALLOW THE EXISTING DRIVEWAY ENTRANCE WITHIN 125 FT OF INTERSECTION. TO ALLOW EXISTING TWO DRIVEWAY ENTRANCES TO REMAIN. TO ALLOW NEW GAS STATION TO BE WITHIN 50 FT. OF RESIDENTIAL DISTRICT

Non-refundable Application Fee: \$165.00 (Ordinance 168-20 effective January 21, 2021)

CONTACT PERSON:  
CARLETON MOORE  
3195 EAST 130 STREET  
CLEVELAND, OHIO 44120

MARCH 10, 2026

Applicant Signature

Date

## **REVISIONS TO THE SITE PLAN LAYOUT**

- 1. Increase the number of parking spaces to meet the required number 25 for a gas station. Which includes 6 spaces at the fuel pump. Additional spaces can be added for employee parking at the rear of the building.**
- 2. Move the first driveway curb cut on 42<sup>nd</sup>. Street 50ft. From the curb of Grove Avenue.**
- 3. Reduce the size of both curb cuts to 24ft. To meet code requirements.**
- 4. Listed the floor area that is accessible to the general public at each of the retail spaces.**

By Gemini, there may be mistakes. Learn more



**CARLETON MOORE!** < [REDACTED]

Feb 1, 2026, 12:46 PM (23 hours ago)



to me ▾

**WE ARE REQUESTING THE BOARD OF ZONING APPEALS GRANT THE FOLLOWING VARIANCES. FOR THE FOLLOWING ITEMS PER SECTION 1143.07 (O) VEHICLE SERVICE STATION:**

- 2. To allow the existing first driveway entrance on 42<sup>nd</sup> street to be within 125ft. of the intersection.**
- 3. To allow the existing two driveway entrances on East 42<sup>nd</sup> street to remain.**
- 5. To allow this new gas station to be within 50ft. of a Residential District.**
- 12. To allow this new gas station to have less than 25 parking spaces as required.**





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: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 18-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of approximately 100 ft from the driveway spacing standards (125 ft), a variance to allow a second driveway on a corner lot, a variance from the required 50-foot setback from a residential district, and a variance from the driveway standard (100 feet) near residential districts in a B-2 General Commercial district. Section 1143.07(o) Vehicle Service Stations, Section 1149.03 Required Off-Street Parking, Section 1149.06(b) Access Management-Driveway Spacing Standards at, 2217 E 42nd St. Carlton Moore, agent, Rakesh Patel, applicant.

*My responses regarding compliance are below:*

- In addition to the variances requested, two-way driveway aisle width for off-street parking per Section 1149.04, is not in compliance near the east lot line.
- Bumper blocks are required for rear parking length reduction.
- A recorded easement agreement is required to access the private driveway at 2225 E 42<sup>nd</sup> St.
- Screening is required around all dumpsters
- Directional signage is required (e.g. one-way)

## **1175.01 (b) Variances**

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Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator