



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

April 29, 2026

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 19-2026 Submission for the Zoning Board of Appeals review and consideration, a variance to allow the commercial use of a convenience store in an R-2 Transitional Residential district. Section 1123.02, Schedule of Allowed Uses and Section 1175.01(b), Variances, at 912 W 9th St. Adham Zayed, Esq. (agent), Michelle Crooks (owner) applicant.

My responses regarding compliance are below:

A Special Inspection application was submitted for a convenience store at 912 W 9th St. 912 W 9th St., is in an R-2, Transitional Residential district and a convenience store is not permitted. The previous use was vacant, fell in disrepair, did not have utilities. A use variance would be necessary to allow the requested use.

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

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator

CITY OF LORAIN - DEPARTMENT OF BUILDING INSPECTION
200 West Erie Avenue, Lorain, Ohio 44052 • 440-204-2045

STOP WORK ORDER

ADDRESS 912 W. 9th

COMMENTS: Special Inspection Required for
Business to operate. Stop into Building Dept
5th to Comply with City of Lorain
ordinance & requirements

Special Inspection Application and Inspection Required

No Occupancy Certificate
Ohio building Code requires Certificate of Occupancy to occupy
space

DATE TIME

ALL WORK HAS BEEN DOCUMENTED AS OF 12/1/05, _____, ANY WORK
HEREINAFTER WILL NOT BE ACCEPTED UNTIL REQUIRED CORRECTIONS ARE MADE AND
THE CITY OF LORAIN BUILDING DEPARTMENT HAS BEEN NOTIFIED.

 _____
INSPECTOR

12/1/05 _____
DATE OF INSPECTION

_____ TIME

DO NOT REMOVE THIS NOTICE

Dec 1 2025 at 11:05:47 AM
912 W Ninth St
Lorain OH 44052
United States

STOP WORK ORDER

ADDRESS 912 W 9th

COMMENTS: Special Inspect. Required for
Business to operate. Stop into Building Dept
5th to Comply with City of Lorain
Ordinance regarding Inspect. Required

Special Inspect. Application and Inspect. Required
No Occupancy Certificate of Approval to operate
Ohio Building Code requires Certificate of Approval to operate
space

DATE 12/1/25 TIME 11:05 AM
ANY WORK CORRECTIONS ARE MADE AND

ALL WORK HAS BEEN DOCUMENTED AS OF 12/1/25
HEREINAFTER WILL NOT BE ACCEPTED UNTIL REQUIRED CORRECTIONS HAS BEEN NOTIFIED.

THE CITY OF LORAIN BUILDING DEPARTMENT HAS BEEN NOTIFIED.
DATE OF INSPECTION 12/1/25 TIME

SEE THIS NOTICE

Dec 1, 2025 at 11:06:01 AM
912 W Ninth St
Lorain OH 44052
United States

THE GREEN STORE
COLD BEER & WINE * GROCERIES * MILK * LOTTERY





Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

COMMERCIAL ZONING REVIEW

December 16, 2025

To: Dave Faciana, CBO

Re: Certificate of Occupancy – 912 W 9th St

I have reviewed the Certificate of Occupancy/Special Inspection application for conformance with the 2021 Lorain Codified Ordinance 4-21, and Section 1123.02, Schedule of Allowed Uses and Section 1153.03 Nonconforming Uses. The Certificate of Occupancy/Special Inspection application should be **DENIED**.

912 W 9th St. is in an R-2 Transitional Residential district and a retail convenience store is not a permitted use. In addition, the use has been abandoned and must conform to the current standards. A use variance from the Zoning Board of Appeals would be required to proceed. The Board may approve or deny the application.

COMMERCIAL REVIEW COMMENTS:

1153.03 (c) If a nonconforming use is abandoned for any reason for a period of more than twelve (12) months, any subsequent use shall conform to the requirements of this Ordinance. A nonconforming use shall be determined to be abandoned if one (1) or more of the following conditions exists, and which shall be deemed to constitute an intent on the part of the property owner to abandon the nonconforming use:

- (1) Utilities, such as water, gas and electricity to the property, have been disconnected;
- (2) The property, buildings, and grounds, have fallen into disrepair; etc.

Please contact me if you would like to discuss further.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator
City of Lorain – Building Housing & Planning
440-204-2306 // Evelisse_Atkinson@cityoflorain.org



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

COMMERCIAL ZONING REVIEW

December 16, 2025

Michele Crooks
19720 State Rt 58
Wellington, OH 44090

Re: 912 W 9th St - Certificate of Occupancy

I have reviewed the Certificate of Occupancy/Special Inspection application for conformance with the 2021 Lorain Codified Ordinance 4-21, and Section 1123.02, Schedule of Allowed Uses and Section 1153.03 Nonconforming Uses. The Certificate of Occupancy/Special Inspection application is **DENIED**.

912 W 9th St. is in an R-2 Transitional Residential district and a retail convenience store is not a permitted use. In addition, the use has been abandoned and must conform to the current standards.

REVIEW COMMENTS:

1153.03 (c) If a nonconforming use is abandoned for any reason for a period of more than twelve (12) months, any subsequent use shall conform to the requirements of this Ordinance. A nonconforming use shall be determined to be abandoned if one (1) or more of the following conditions exists, and which shall be deemed to constitute an intent on the part of the property owner to abandon the nonconforming use:

- (1) Utilities, such as water, gas and electricity to the property, have been disconnected;
- (2) The property, buildings, and grounds, have fallen into disrepair; etc.

Once the missing information is provided a full review can be completed.

You have the right to appeal this decision per Section 1175.01(a) of the Lorain Codified Ordinances within 20 days from the date of this notice.

Our Zoning Code and Zoning map is available on the City of Lorain's website:
<https://www.cityoflorain.org/602/Zoning>

Please feel free to contact me if you have any questions or need additional information.

Respectfully,

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 | Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Cityoflorain.org



Sept.
2013

Permit Service

Permit - R-Meter Insp - 2025-00005805



Permit **R-Meter Insp - 2025-00005805**

Status **Permit Created 10/31/2025**

Location Description

Parcel **CITY OF LORAIN 0201005117006**

Printed

Subdivision **MOYSES JOSEPH ADDITION**

Service Address **912 W 9TH ST**

Paid **10/31/2025**

Lot Number

LORAIN, OH 44052

Description **WO: 775-392-000**

Parcel Owner **ELDER KHALDOUN,**

Permit Issued To Parcel Owner Contractor Other

Expiration Date **11/03/2026**

Contractor Information

Parcel Information

Contractor

Location Description



Subdivision **MOYSES JOSEPH ADDITION**

Contractor Contact

Lot Number

Description **WO: 775-392-000**

Comments

Contact Phone

Contact Email

Estimated Improvement Value

Other Information

Improvement Square Footage

Other Party

Address

Current Property Value

Zip Code

City

State

Contact Email

Phone Number

Parcel Service

Parcel 0201005117006

Address

Owner Name

Go

General

Case Type	Property Maint - Property Maintenance
Case Number	2024-00000621
Status	Active
Case Opened Date	11/08/2024
Resolution Date	
Resolution Reason	
Open Period in Days	443
Inspector Assigned	Juan Ruiz Cortes
Priority	2 - Medlum
Principal Case	
Case Description	Code enforcement
Case Source	External
Reported By	Juan Ruiz
Phone Number	(440) 752-7766
Alternate Phone Number	
Email Address	juan_cortesruiz@cityoflorain.org
Comments	308.1 trash and rubbish... comp date 11-22-2024 JR... not abated sent to court 12/3/2024 JR

Citations

Compliance Item Violations

User-Defined Fields

Parcel Service

CITY OF LORAIN 0201005117006
912 W 9TH ST
ELDER KHALDOUN

Ownership History

Improvements

Split Merge History

Documents (0)

Businesses (0)

Cases (2)

Property Maint - 2024-00000621

Property Maint - 203000654

Permits (2)

Customer Service

Account

Address

Name

Go Recent Accounts Reset

- Customer Service
- 30259030001 - Active
- IBRAHIMI, NAJJAR
- 912 W 9TH ST
- Transactions
- Services
- Storm Water
- Water & Sewer
- Associated Customers (0)
- Work Orders (0 open)
- User Defined
- Bank Drafting
- Billing Items (0)
- Payment Plan

State

Meter

Start Date

End Date

Rate

AR water

AR sewer

Start Date

01/01/2000

01/01/2000

Meter (0042577815)

Meter Detail

Consumption Graph for Measurement Type Water Reading

Consumption Grid for Measurement Type Water Reading

Read Date	Billing Cycle	Type	Status	Prev. Read	Current Re	Billed Cons.	Audits	Accepted By
On...	Contains...	Contains...	Contains...	Equals...	Equals...	Equals...	Contains...	Contains...
01/16/2026	Monthly-02/01/...	Actual		192	192	0		
12/12/2025	Monthly-01/01/...	Actual		192	192	0		
11/14/2025	Monthly-12/01/...	Actual		192	192	0		
10/14/2025	Monthly-11/01/...	Actual		192	192	0		
09/16/2025	Monthly-10/01/...	Actual		192	192	0		
08/15/2025	Monthly-09/01/...	Actual		192	192	0		
07/15/2025	Monthly-08/01/...	Actual		192	192	0		
06/16/2025	Monthly-07/01/...	Actual		192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0		
Monthly-05/01/...	Actual			192	192	0		
Monthly-04/01/...	Actual			192	192	0		
Monthly-03/01/...	Actual			192	192	0		
Monthly-02/01/...	Actual			192	192	0		
Monthly-01/01/...	Actual			192	192	0		
Monthly-12/01/...	Actual			192	192	0		
Monthly-11/01/...	Actual			192	192	0		
Monthly-10/01/...	Actual			192	192	0		
Monthly-09/01/...	Actual			192	192	0		
Monthly-08/01/...	Actual			192	192	0		
Monthly-07/01/...	Actual			192	192	0		
Monthly-06/01/...	Actual			192	192	0</		

Customer Service

Account

Address

Name

Go Recent Accounts [Reset](#)

- Customer Service**
- 30259030-001 - Active
- IBRAHIM, NAJJAR
- 912 W 9TH ST
- Services
- Storm Water
- Water & Sewer
- Associated Customers (0)
- Work Orders (0 open)
- User Defined
- Bank Drafting
- Billing Items (0)
- Payment Plan

Meter: Start Date: End Date:

Rate: Start Date:

Start Date:

Meter (0042577815)

Meter Detail

Consumption Graph for Measurement Type

Consumption Grid for Measurement Type

Read Date	Billing Cycle	Type	Status	Prev Read	Current Re...	Billed Cons.	Audits	Accepted By
On...	Contains...	Contains...	Contains...	Equals...	Equals...	Equals...	Contains...	Contains...
07/15/2025	Monthly-08/01/...	Actual		192	192	0		
06/16/2025	Monthly-07/01/...	Actual		192	192	0		
05/14/2025	Monthly-06/01/...	Actual		192	192	0		
04/14/2025	Monthly-05/01/...	Actual		192	192	0		
03/17/2025	Monthly-04/01/...	Actual		192	192	0		
02/17/2025	Monthly-03/01/...	Actual		192	192	0		
01/16/2025	Monthly-02/01/...	Actual		192	192	0		
12/16/2024	Monthly-01/01/...	Actual		192	192	0		

1-38 of 39 records

[More](#) [Show Original Consumption](#)

[Reset Meter](#) [Ping Meter](#)

1 Prev Next Show 50 records