

# **Zoning Board of Appeals Meeting Minutes**

**April 1st, 2026**

**9:00 A.M.**

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

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

**A Quorum was established**

**Minutes:** Patterson made a motion to approve the Meeting Minutes of March 4<sup>th</sup>, 2026. Wysocki seconded this motion. Motion carried unanimously.

## **Matters of Consideration:**

**B.A. 05-2026 (Previously held in abeyance) Submission for the Zoning Board of Appeals review and consideration, a use variance to allow parking of Industrial and Recreational vehicles within the required 200-foot setback (near residential districts) in an I-1 Light industrial district. Section 1143.07(j)(5) Retail and Service-Oriented Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.**

Williams spoke regarding this matter. Resar spoke regarding this matter. Laboy spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke regarding this matter. Patterson spoke regarding this matter. Williams opened the floor for public comment. Kempton spoke regarding this matter. Thomas spoke regarding this matter. Potter spoke regarding this matter. Faciana spoke regarding this matter. Weber spoke regarding this matter.

Patterson made a motion to hold this application in abeyance so that the applicant may provide further details on the layout and setbacks of the property listed. Wysocki seconded this motion. Motion carried unanimously.

**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.**

Resar spoke regarding this matter. Eren spoke regarding this matter. Williams spoke regarding this matter. Wysocki spoke regarding this matter. Atkinson spoke regarding this matter. Patterson spoke regarding this matter. Joseph spoke regarding this matter. Weber spoke regarding this matter. Patterson spoke regarding this matter. Bradley spoke regarding this matter.

Patterson made a motion to approve this application with the requirement that the applicant provide a second access point to the proposed development and that the applicant perform a traffic study prior to the submission of a final development plan regarding this application. Wysocki seconded this motion. Motion carried unanimously.

**B.A. 14-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of two (2) feet from the minimum width requirements (22 feet) for single-family dwellings in an R-2 Transitional Residential district. Section 1141.32(b) Requirements for Single-Family Dwellings Outside of a Manufactured Home Community at, 3853 Dale Ave. BMD Construction and Home Services LLC- Dontae Davis, applicant.**

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

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

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

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

**B.A. 16-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of two (2) feet from the minimum width requirements (22 feet) for single-family dwellings in an R-2 Transitional Residential district. Section 1141.32(b) Requirements for Single-Family Dwellings Outside of a Manufactured Home**

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

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

**B.A. 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.**

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

**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.**

Resar spoke regarding this matter. Moore spoke regarding this matter. Patel spoke regarding this matter. Wysocki spoke regarding this matter. Atkinson spoke regarding this matter. Patterson spoke regarding this matter. Weber spoke regarding this matter. Fry spoke regarding this matter.

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

**Adjournment:**

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

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**Evelisse Atkinson, Planning and Zoning Administrator**

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**Tim Williams, Acting Chairman**

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**Recorded by: Chris Yates**

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