



**The City of Lorain, Ohio**  
**Division of Buildings**  
*Rey Carrion, Safety/Service Director*  
**ZONING BOARD OF APPEALS**

**DATE: May 6, 2026**  
**TIME: 9:00 A.M.**  
**PLACE: Council Chambers**

**PUBLIC HEARING**

Z.C.A. 02-2026 Submission for Planning Commission's review and recommendation to Lorain City Council for the Zoning Reclassification of multiple parcels that require updated classifications and amendments, (see exhibits "A" through "K" for parcel information and maps). City of Lorain, applicant.

Z.C.A. 03-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 516 W 15th St, PPN 02-01-003-135-027 from an R-2, Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant.

**ZONING BOARD OF APPEALS AGENDA**

ROLL CALL:

DISPOSITION OF MINUTES

April Minutes

MATTERS FOR CONSIDERATION:

B.A. 05-2026 (Previously held in abeyance) Submission for the Zoning Board of Appeals review and consideration, a 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. 19-2026 Submission for the Zoning Board of Appeals review and consideration, a variance to allow the commercial use of a convenient 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.

MISCELLANEOUS CONCERNS:

ADJOURNMENT

EVELISSE ATKINSON, PLANNING & ZONING ADMINISTRATOR

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

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



# CITY OF LORAIN

---

## Zoning Board of Appeals

5.

Meeting Date: 05/06/2026

---

Subject:

April Minutes

---

### Attachments

Meeting Minutes 4.1.26

---

# **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.

---

**Evelisse Atkinson, Planning and Zoning Administrator**

---

**Tim Williams, Acting Chairman**

---

**Recorded by: Chris Yates**

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



# CITY OF LORAIN

---

## Zoning Board of Appeals

6. A.

Meeting Date: 05/06/2026

---

Subject:

B.A. 05-2026 (Previously held in abeyance) Submission for the Zoning Board of Appeals review and consideration, a 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.

---

### Attachments

Application and Site Plan

Correspondence Letter

Staff Report

---



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

08E811 AM



Hamilton Avenue

NON SEMI-TRUCK USE AREA

Tree Logging Operations

West 13th Street

Norfolk & Southern Railroad

 SEMI-TRUCK PARKING AREA  
 TREE LOGGING AREA

NORFOLK SOUTHERN RR TRACKS

1305 Oberlin Avenue



# 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

# Memo

---

To: Planning Commission and Zoning Board of Appeals

From: Evelisse Atkinson

Date: March 6, 2026

Re: Industrial Storages and Parking LLC 1305 Oberlin Ave

---

Attached you will find correspondence received regarding Industrial Storages and Parking LLC, 1305 Oberlin Ave., marked as exhibits, A through H.

## Atkinson, Evelisse

---

**From:** Springowski, Mary  
**Sent:** Monday, December 29, 2025 10:03 AM  
**To:** Atkinson, Evelisse; Kuszniir, Matt; Faciana, David; Dimacchia, Tony  
**Subject:** Fw: 1305 Oberlin



Get [Outlook for iOS](#)

---

**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

C

American Auto Wrecking llc (By...

etals

moth  
omotive Group

Ely Enterprises

eirecovery

Google Maps

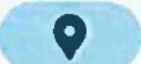
39th St

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.

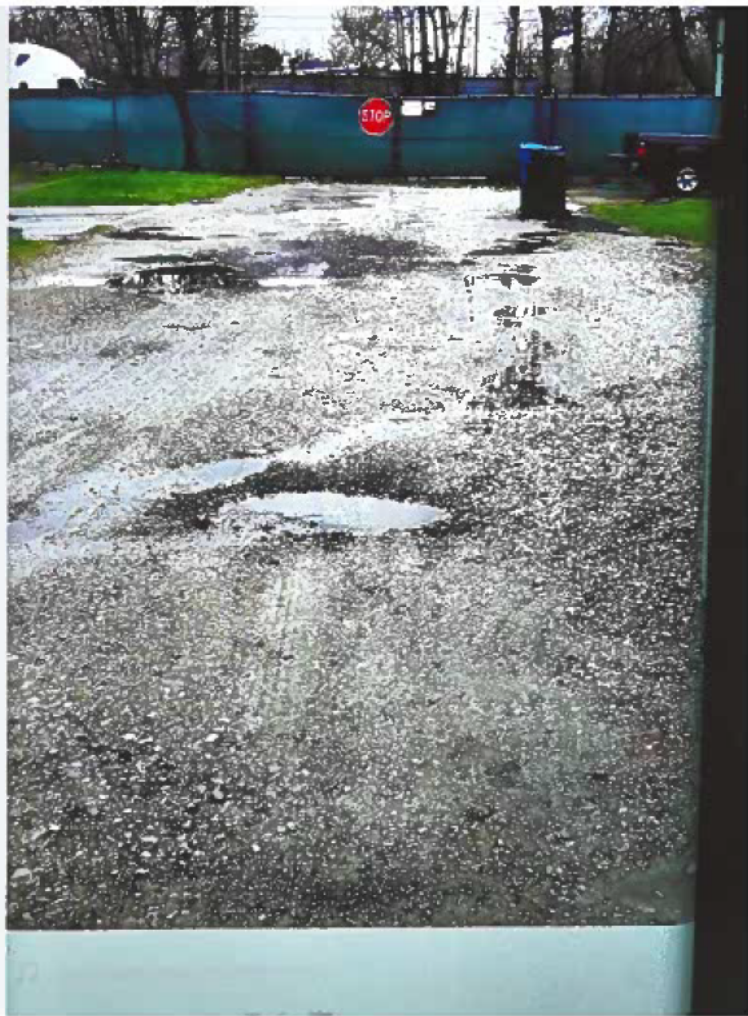
4..The bottom line is we've had our privacy for over years 40 plus and we don't need his traffic. The place where we park our cars is not even a street, its just stones and broken up tar and hard grass.

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

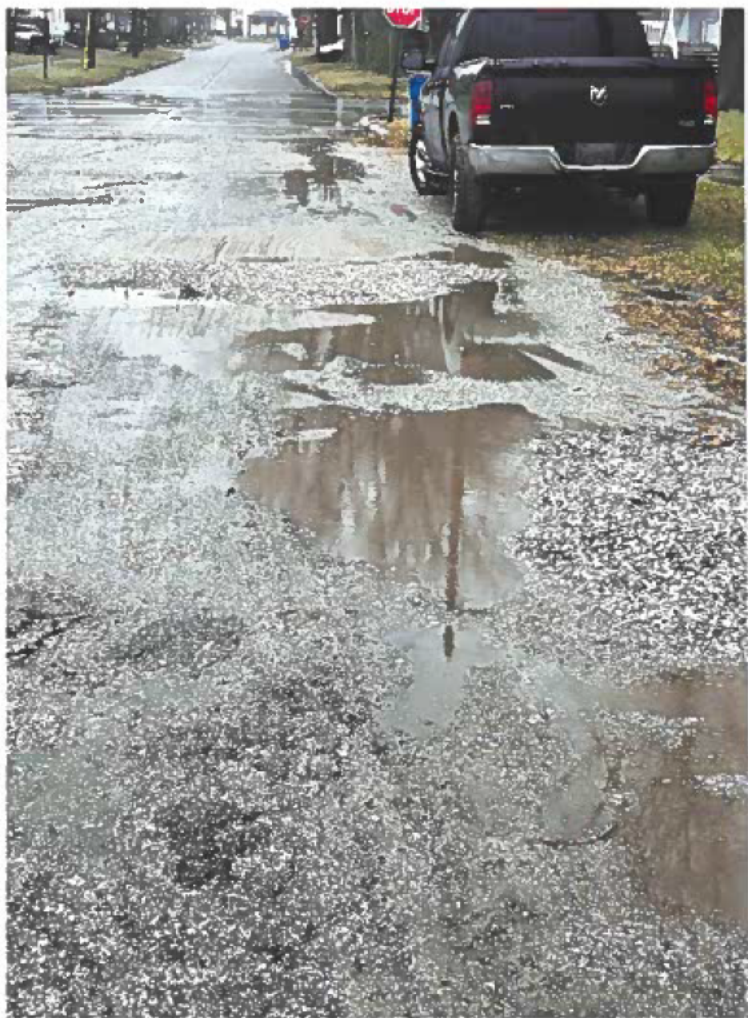
WE THE PEOPLE OF THE NEIGHBORHOOD DO NOT WANT THE GATE ON 12<sup>TH</sup> AN HAMILTON TO BE OPENED...TO MUCH TRAFFIC, TO DANGEROUS FOR THE KIDS THAT PLAY THERE LIKE THEY ALWAYS HAVE FOR THE LAST 40 YEARS, TEARING UP THE STREET, LOITERING, THE NOISE, BRINGING MORE TRAFFIC, EXCESSIVE SPEEDING IN THE NEIGHBORHOOD,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







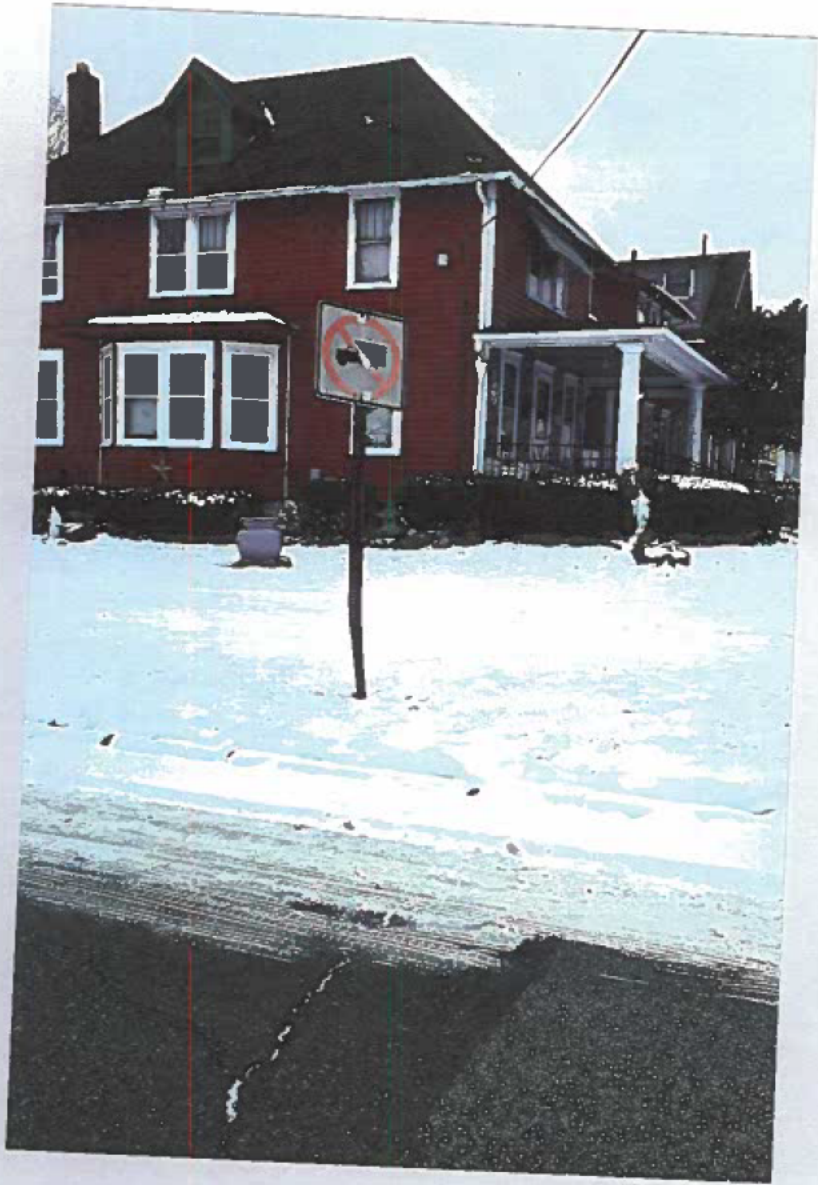






















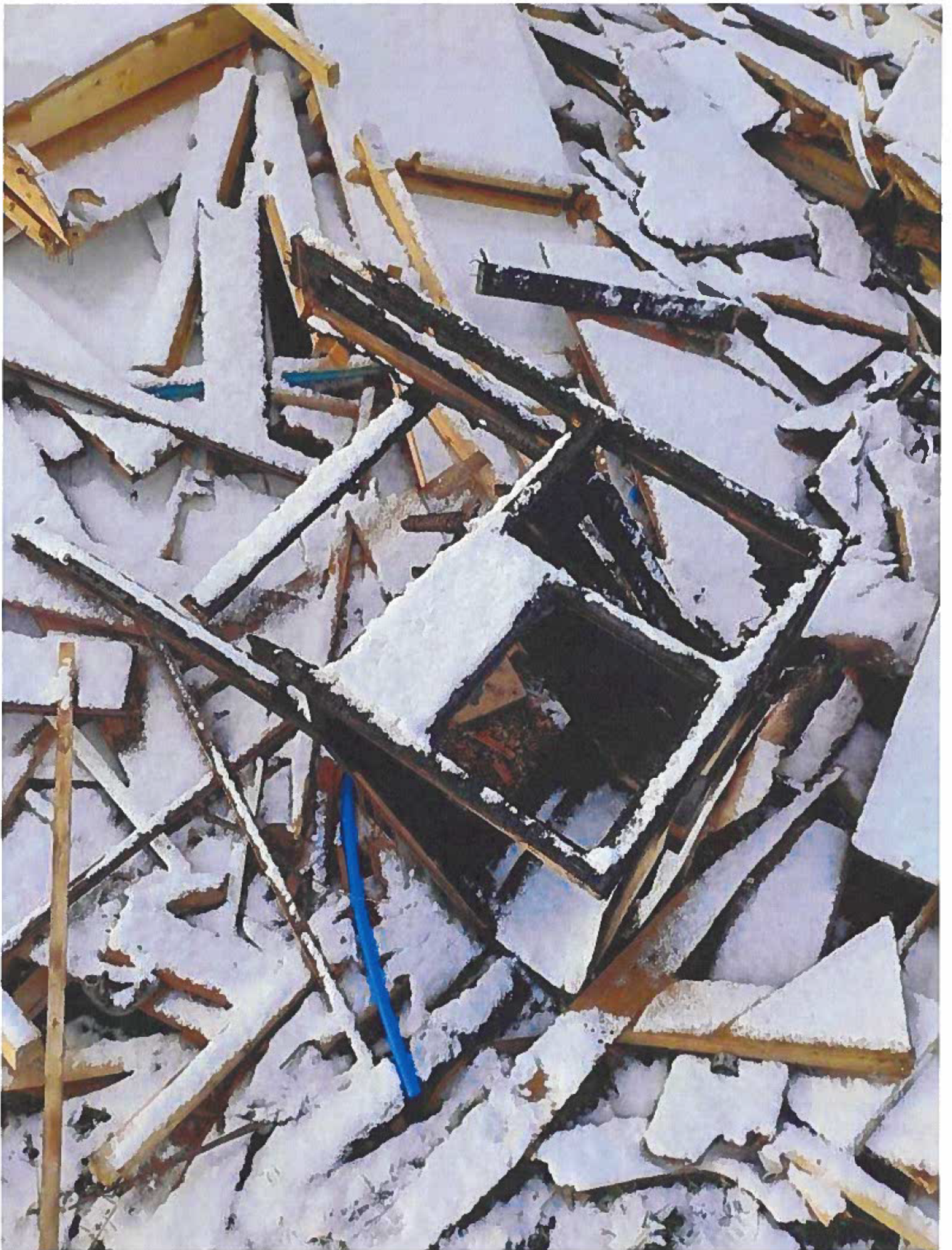
**Atkinson, Evelisse**

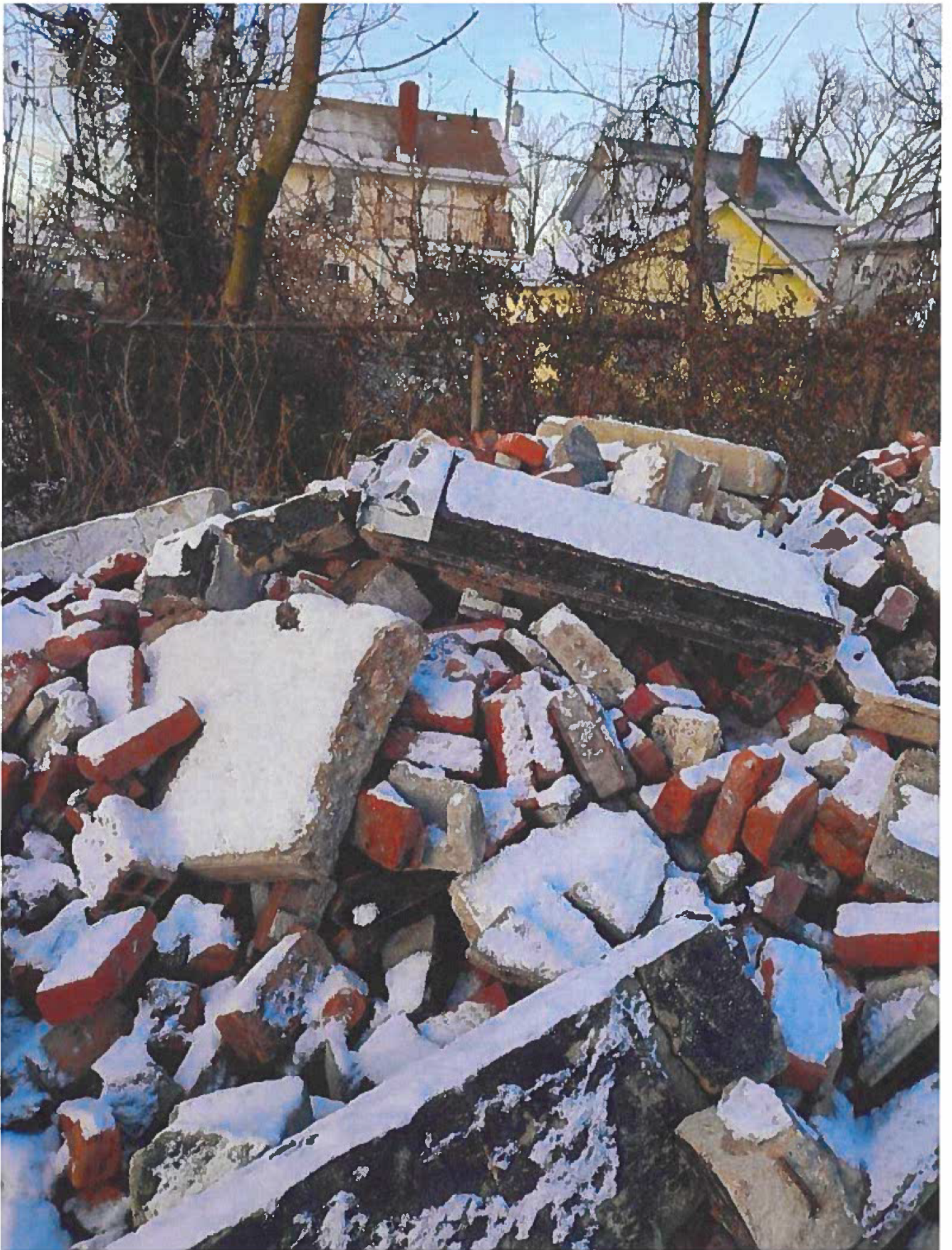
---

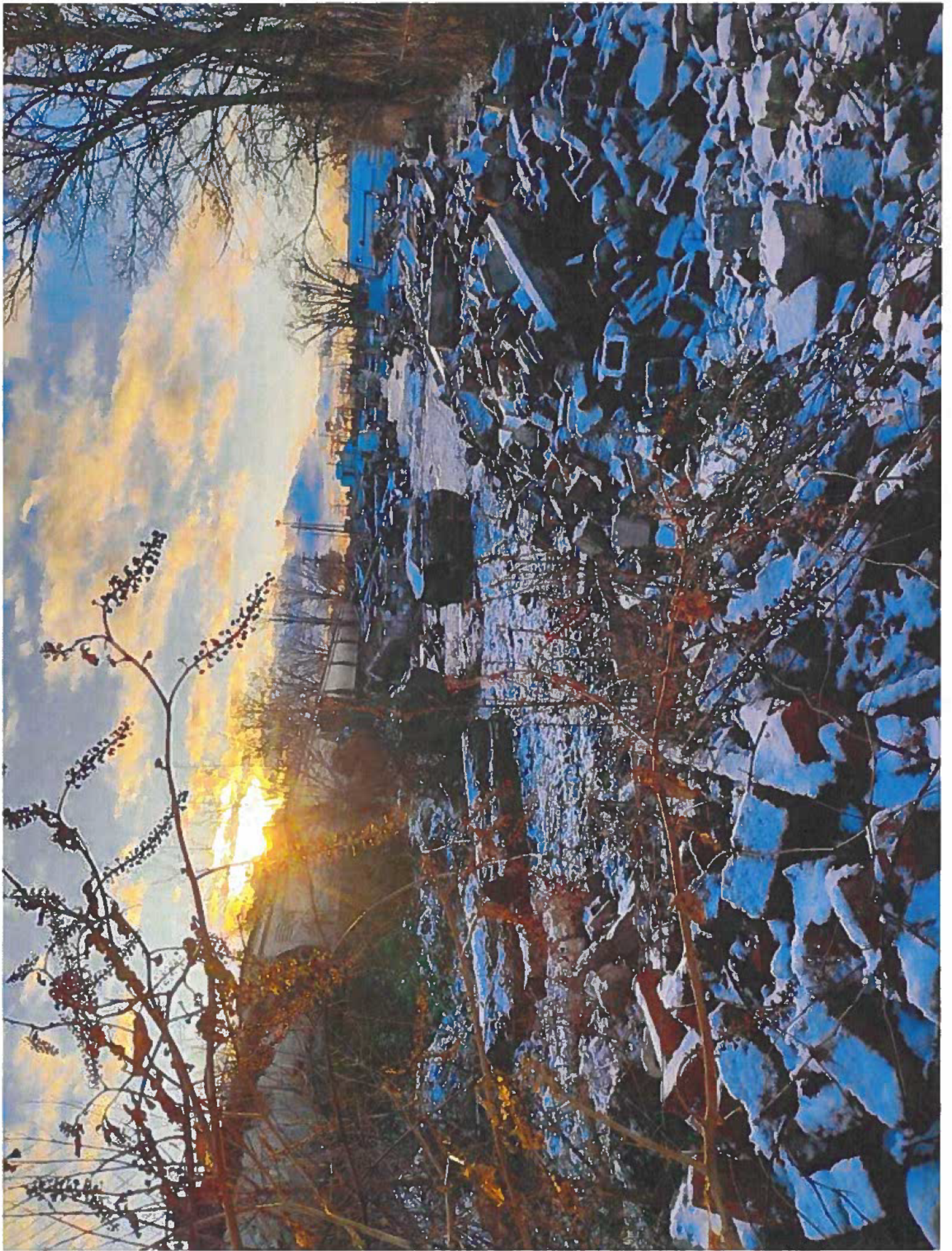
**From:** Springowski, Mary  
**Sent:** Sunday, January 11, 2026 6:30 PM  
**To:** Faciana, David; Kuszniir, Matt; Arocho, Andres  
**Subject:** American Crucible  
**Attachments:** image000006.jpeg; image000005.jpeg; image000004.jpeg; image000001.jpeg;  
image000002.jpeg; image000003.jpeg; image000000.jpeg

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.

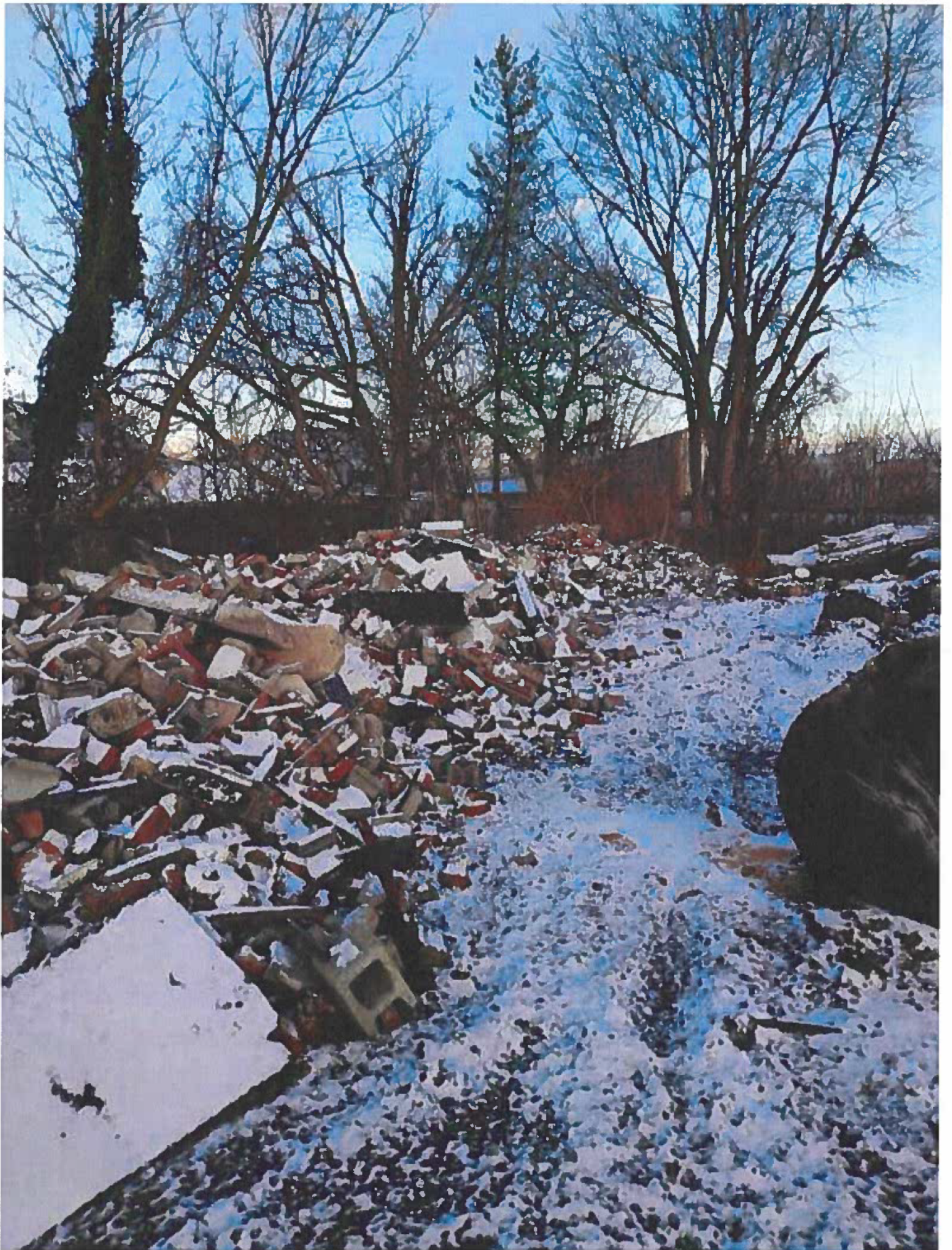
Get [Outlook for iOS](#)

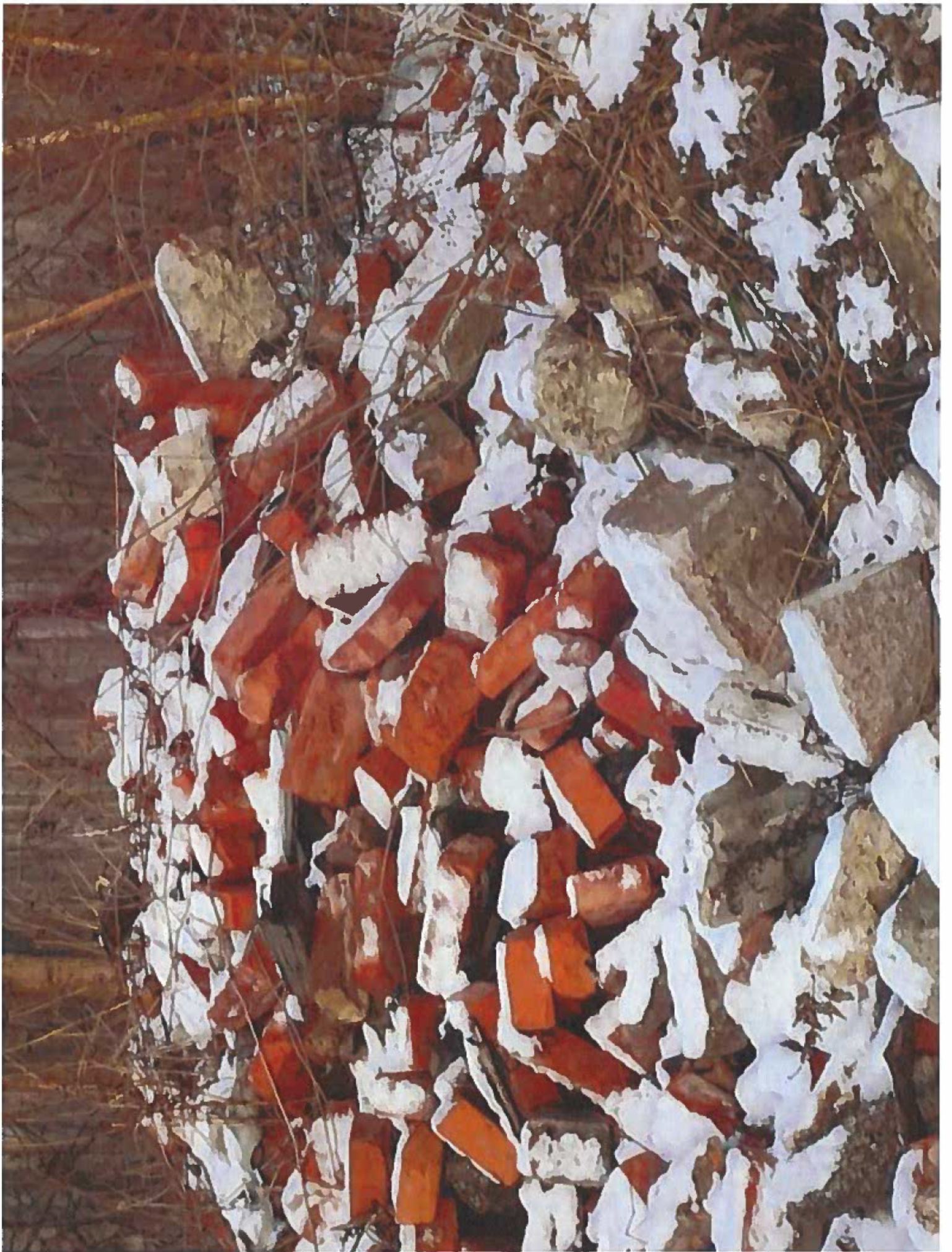














**Atkinson, Evelisse**



**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

Get [Outlook for Android](#)

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

Chas R Hamel  
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

Russ TJD  
1122 W 12<sup>th</sup> ST  
LORAIN, OHIO 44052

Charles Colman  
1118 West 12th  
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

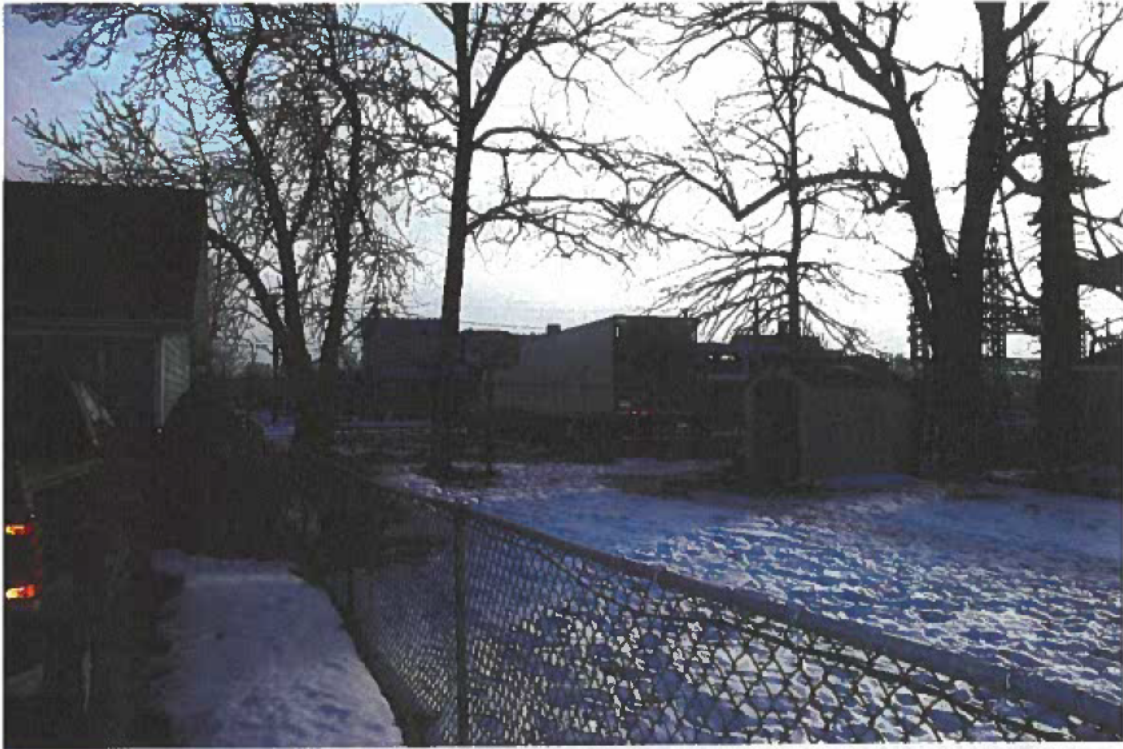
Christopher J Thomas

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.













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. 05-2026 (Previously held in abeyance) Submission for the Zoning Board of Appeals review and consideration, a 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:***

- Truck Livery does not include RV's or other vehicles.
- Truck Livery is defined as follows (Section 1191.07): *A use of land specifically designated and approved for the overnight parking and storage of semi tractors and trailers.*
- The applicant was asked to provide a drawing of what is being proposed and where the trucks will be located. See application BA 05-2026.

**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,

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 & South

North & South

North & South

North & South





# CITY OF LORAIN

---

## Zoning Board of Appeals

6. B.

Meeting Date: 05/06/2026

---

Subject:

B.A. 19-2026 Submission for the Zoning Board of Appeals review and consideration, a variance to allow the commercial use of a convenient 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.

---

### Attachments

Application and Site Plan

Staff Report

---



# CITY OF LORAIN

## ZONING BOARD OF APPEALS

2026 - 0024  
pd cash 165.00

Jack Bradley  
Mayor

BOARD OF APPEALS NO. 19-2026

### 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: Michelle Crooks  
Address: 19720 State Route 58  
City: Wellington State: Ohio Zip: 44090  
Phone: (Residential) 216-307-9656 (Business) \_\_\_\_\_

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

912 W. 9th St. Lorain Ohio

Plot Plan Submitted:  Yes  No

Letter Submitted:  Yes  No

Section of Zoning Code Involved 1175.01 (a)

Reason for the Appeal or Variance:

For building to be used for commercial purposes

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

Applicant Signature

4.9.2026

Date

**ZAYED LAW**  
19111 Detroit Road  
Rocky River, Ohio 44116  
216-262-7386

**Date:** April 9, 2026

**City of Lorain**  
Building, Housing & Planning Department  
Attn: Planning & Zoning Administrator  
200 West Erie Avenue, 5th Floor  
Lorain, Ohio 44052

**Re:** Variance Application – 912 W. 9th Street, Lorain, Ohio  
Applicant: Michele Crooks

Planning & Zoning Administrator:

Please accept this correspondence as a formal cover letter submitted in support of the enclosed **Variance Application** on behalf of the Applicant, Michele Crooks, regarding the property located at **912 W. 9th Street, Lorain, Ohio**.

This request arises from unique circumstances affecting the subject property, including a temporary period of non-operation resulting from financial hardship, regulatory challenges, and the loss of an alcohol permit. During this period, the Applicant undertook measures to preserve the viability of the business, including temporarily suspending utilities and operations. At all times, however, the Applicant maintained the intent to resume lawful use of the premises as a retail convenience store.

The property has historically operated in a manner consistent with its prior use, and no structural alterations, changes in layout, or introduction of a new use have occurred. The present request is made to ensure that the property may continue to be utilized in a manner consistent with its historical function and to avoid undue hardship resulting from circumstances beyond the Applicant's control.

Granting the requested variance will not adversely affect the surrounding neighborhood, nor will it alter the essential character of the area. Rather, it will allow for the continued productive use of an existing commercial space and support the economic stability of the property as a convenient store. The request for the variance is to allow the property be used in such an aspect as a convenient store.

The Applicant respectfully requests that the Board consider the practical difficulties and hardship presented in this matter and grant the requested relief. This application is submitted in good faith and with the intent to bring the property into full compliance while preserving its longstanding use.

Please do not hesitate to contact our office should additional information or documentation be required. We appreciate your time and consideration of this matter.

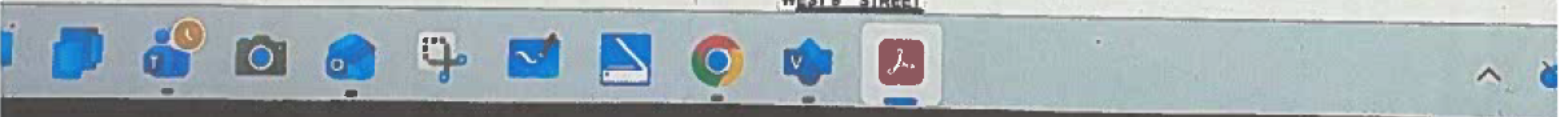
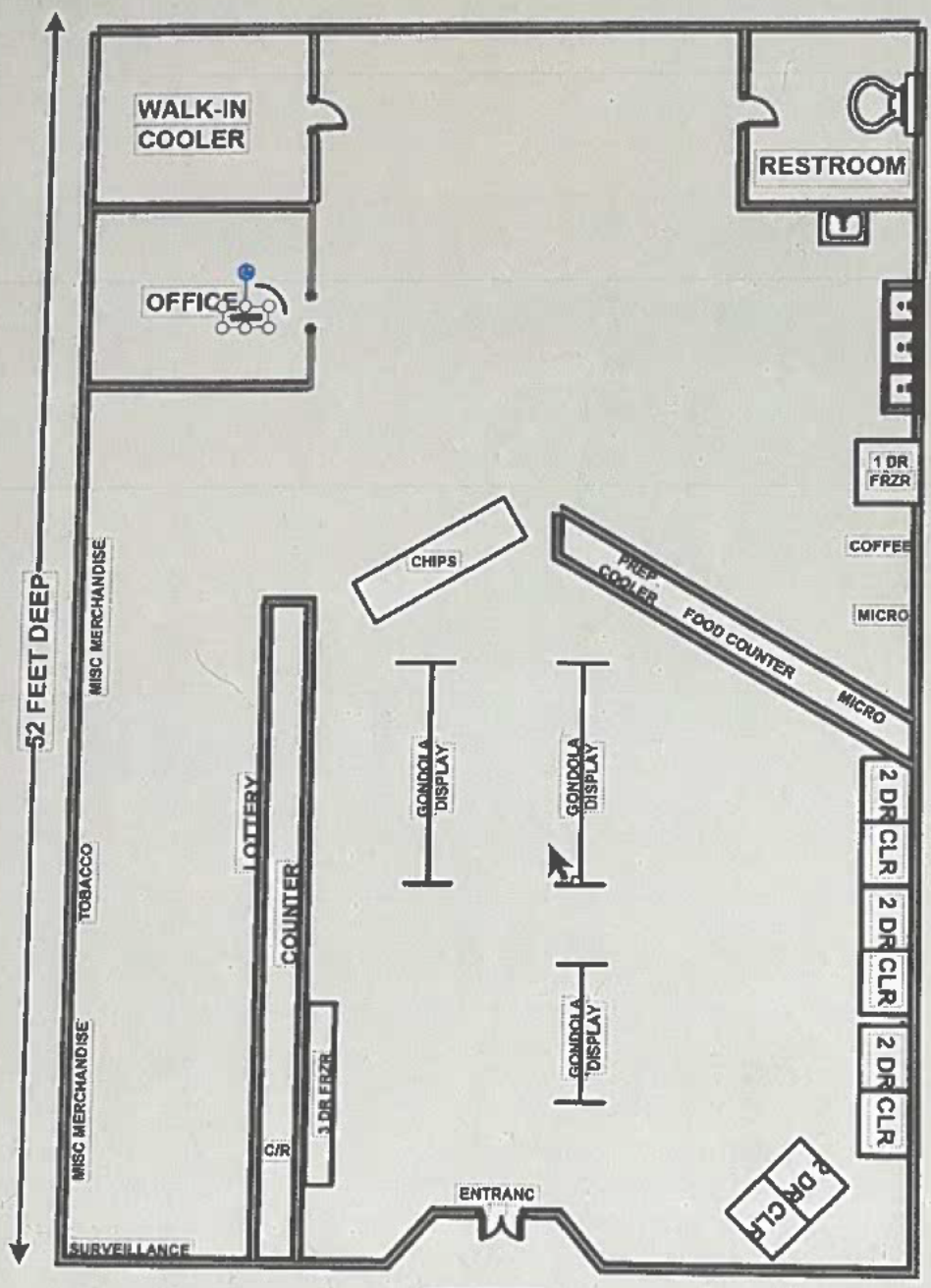
Respectfully submitted,

**Adham Zayed, Esq.**  
Attorney for Applicant  
Zayed Law

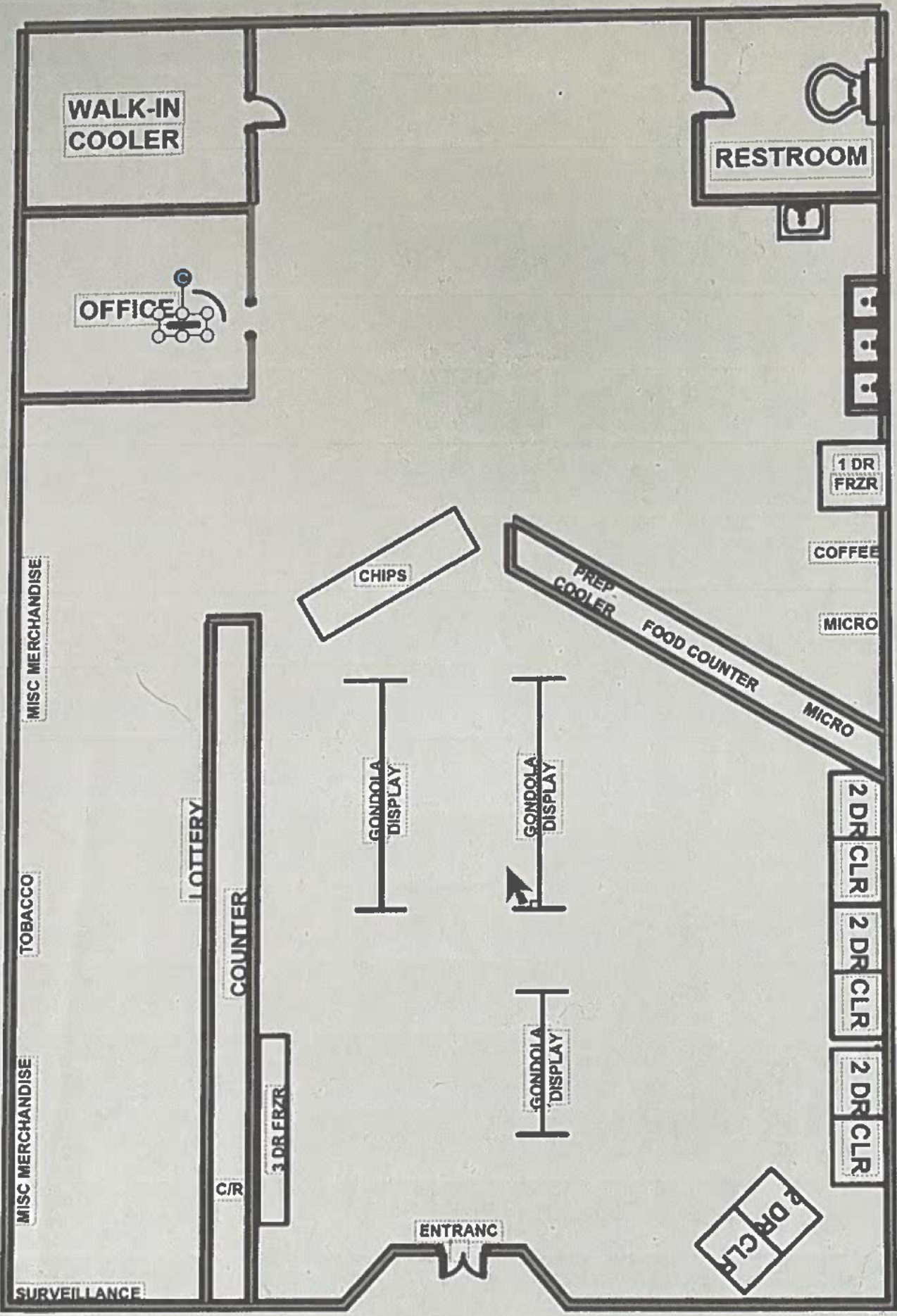
#10010570-1 NEW C2  
NOTHING BUT GROWTH, LLC  
DBA: GREEN STORE  
912 W 9<sup>TH</sup> ST  
LORAIN OH 44052  
3/30/2026 K. LINSSENMEYER #475



PERMIT PREMISES



52 FEET DEEP



## **ABUTTING PROPERTY OWNERS LIST**

*(Prepared for Zoning/Variance Notice Requirements)*

**Subject Property:**  
912 W 9th Street  
Lorain, Ohio 44052

### **IMMEDIATELY ABUTTING PROPERTY OWNERS**

**Right (East) Side Property Owner:**  
Michael Pilarsh  
854 Washington Ave  
Lorain, Ohio 44052

**Left (West) Side Property Owner:**  
Cruz Eustreberta  
906 W 9th Street  
Lorain, Ohio 44052

**Rear Property Owner:**  
Samantha Wooten  
835 Washington Ave  
Lorain, Ohio 44052

### **Across the Street (Front) Property Owners:**

Araka LLC  
917 W 9th Street  
Lorain, Ohio 44052

Next Chapter LLC  
911 W 9th Street  
Lorain, Ohio 44052

## **CERTIFICATION**

I hereby certify that the foregoing represents the names and addresses of all known abutting property owners to the subject property located at 912 W 9th Street, Lorain, Ohio, based on the information available.



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 9<sup>th</sup> St. 912 W 9<sup>th</sup> 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  
 Special Inspect. Application and Inspect. Report

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

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 9<sup>th</sup> 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 9<sup>th</sup> 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](mailto: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 9<sup>th</sup> 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, 5<sup>th</sup> 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

Rate

AR water

AR sewer

Start Date

01/01/2000

01/01/2000

Meter

0042577815

Start Date

01/21/1993

End Date

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		
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/...								

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: 0042577815

Start Date: 01/21/1993

End Date:

Rate: AR water

Start Date: 01/01/2000

Rate: AR sewer

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...	Contains...	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](#)