



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

May 27, 2026

To: Zoning Board of Appeals

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 20-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from the minimum lot width requirement (50 ft) and side yard setback (5 ft) creating single-family attached dwellings on individual lots 35 feet wide, and a zero-foot shared boundary line in an R-2 Transitional Residential district. Section 1123.03, Dimensional Requirements at, 2323 E Erie Ave. Don J Tecco Development, LLC, applicant.

My responses regarding compliance are below:

The applicant is requesting a lot split (LS 04-2026) with a zero foot shared boundary line creating two single-family attached dwellings on lots thirty-five feet wide. The Zoning Code does not provide standards for this type of housing outside of a Planned Unit Development (PUD).

It is recommended that a Condominium Association is established, and the agreement is approved by the Law Department and recorded.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator