



CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

Jack Bradley
Mayor

May 27, 2026

To: Zoning Board of Appeals
From: Evelisse Atkinson, Planning and Zoning Administrator

Re: B.A. 22-2026 Submission for the Zoning Board of Appeals review and consideration, a variance of 145 sf from the maximum aggregate area (780 sf with 9000sf lot) for accessory structures in an R-1C Medium Density Residential district. Section 1141.28 Accessory Buildings and Uses at, 4211 Kenyon Ave. Northeast Ohio Amish Garages-Jonah Harper, applicant.

My response regarding compliance is below:

Section 1175.03(d):

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.

The maximum aggregate area for accessory structures in an R-1C district is 672sf. If the lot size exceeds 9000sf, then the maximum area is increased to 780sf. The owner has a 200sf shed on the property and the proposed garage is (25x29) 725sf totaling 925sf which exceeds the maximum allowed dimensions. A garage not exceeding 580sf will comply with the Zoning Code.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator