



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. 23-2026 Submission for the Zoning Board of Appeals review and consideration, a variance to add a second commercial driveway that does not meet the required lot width (300 feet) nor was a traffic analysis completed in an I-1 Light Industrial district. Section 1149.06 Access Management, at 214 E 34th St. Ken Weaver- agent, Reliable Holdings LLC, 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.

My recommendation is to have the traffic analysis completed while also considering the driveway spacing standards near a residential district. The driveway spacing standards are 125 feet from any other commercial driveway and intersection.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator