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

**DATE: June 3, 2026**
**TIME: 9:00 A.M.**
**PLACE: Council Chambers**

**PUBLIC HEARING**

C.U.P. 05-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a drive-through restaurant in a B-2 Business Commercial district. Section 1143.04(e), Restaurant Drive-In or Drive-Through at, 2530 W 21st St. Mercy JLA LLC, applicant.

**ZONING BOARD OF APPEALS AGENDA**

**ROLL CALL:**

**DISPOSITION OF MINUTES:**

May 6th Meeting Minutes

**MATTERS FOR CONSIDERATION:**

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.

B.A. 21-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from the minimum lot width requirement (50 ft), lot area (6000 sf), and side yard setback (5 ft) creating single-family attached dwellings on individual lots 35 feet wide, totaling 5511 and 5388 sf, and a zero-foot shared boundary line in an R-2 Transitional Residential district. Section 1123.03, Dimensional Requirements at, 2327 E Erie Ave. Don J Tecco Development, LLC, applicant.

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.

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.

**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** **4. A.**

Meeting Date: 06/03/2026

Subject:

May 6th Meeting Minutes

Attachments

May 6th Meeting Minutes

# Zoning Board of Appeals Meeting Minutes

## May 6th, 2026

## 9:00 A.M.

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

**Attendance:** Rey Carrion; Chair, Brandon Wysocki, Member, Ken Kramer; Member, Evelisse Atkinson; Planning and Zoning Administrator, Matt Kuznir; Planning and Development Director, Don Zaleski; Law Department, Ryan Bowers; Fire Chief, Andres Arrocho; Code Enforcement Supervisor, Mary Springowski; Council at Large and Chris Yates; Building Inspector.

**A Quorum was established**

**Disposition of Minutes:** Wysocki made a motion to approve the April 1st Meeting Minutes. Kramer 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 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.**

Carrion recused himself from this discussion.

Laboy spoke regarding this matter. Wysocki spoke regarding this matter.

Laboy withdrew this application.

**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.**

Zayed spoke regarding this matter. Wysocki spoke regarding this matter. Kramer spoke regarding this matter. Zaleski spoke regarding this matter. Arocho spoke regarding this matter. Springowski spoke regarding this matter. Kempton spoke regarding this matter. Carrion spoke regarding this matter.

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

**Adjournment:** This meeting was adjourned at 9:20 A.M.

_____

**Evelisse Atkinson, Planning and Zoning Administrator**

_____

**Rey Carrion, Chairman**

_____

**Recorded by: Chris Yates**

**** A full recording of this meeting can be found at www.cityofolorain.org.**

# CITY OF LORAIN

**Zoning Board of Appeals** **5. A.**

Meeting Date: 06/03/2026

Subject:

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.

Attachments

Staff Report

Application and Site Plan

# CITY OF LORAIN

Department of Building, Housing & Planning

**Jack Bradley**
**Mayor**

**Matthew Kusznir**
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


200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052
Building Division: (440) 204-2045 Fax: (440) 204-2540
Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Email: bhp@cityoflorain.org www.cityoflorain.org

# CITY OF LORAIN
## ZONING BOARD OF APPEALS

Jack Bradley
Mayor

**BOARD OF APPEALS NO.** 20-2026

**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: Donald J Tecco Development LLC c/o Don Tecco

Address: 3006 Parnham Drive

City: Medina State: Ohio Zip: 44256

Phone: (Residential) 440.623.9594 (Business) 440.623.9594

Address or location of property requiring a variance if different from above:
2323 East Erie Ave., Lorain, Ohio 44052

Site Plan Submitted: ☑ Yes ☐ No Letter Submitted: ☑ Yes ☐ No

Section of Zoning Code Involved R-2

Reason for the Appeal or Variance:
Applying for 35' lot widths as well as zero setback on shared boundary line running north/south between planned attached townhomes

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

Applicant Signature 5/9/2026 Date

200 West Erie Avenue, Lorain, Ohio 44052
Phone:440-204-2306
www.cityoflorain.org

# Donald J Tecco Development LLC

3006 Parnham Drive, Medina, Ohio 44256

May 11, 2026

Evelisse Atkinson
Planning & Zoning Administrator
City of Lorain Building, Housing, & Planning
200 West Erie Ave., 5th Floor
Lorain, Ohio 44052

RE: Zoning variance request for 2323 & 2327 East Erie Avenue

Evelisse:

Per our conversations, enclosed are the applications for zoning variances for **35' lot widths and zero setback lot lines** running north/south between planned attached townhomes. These variances are required for our planned townhome property revitalization project known as Admirals Row to be located at 2323 & 2327 East Erie Avenue in Lorain. Please feel free to reach out with any questions or concerns. Thank you very much for your assistance and guidance thus far.

Sincerely Yours,

Don Tecco, President
Donald J Tecco Development LLC
DTecco@EdgecliffBuilding.com
440.623.9594 direct

# MAP OF SURVEY LOT SPLIT & ASSEMBLY PLAT

PREPARED FOR:

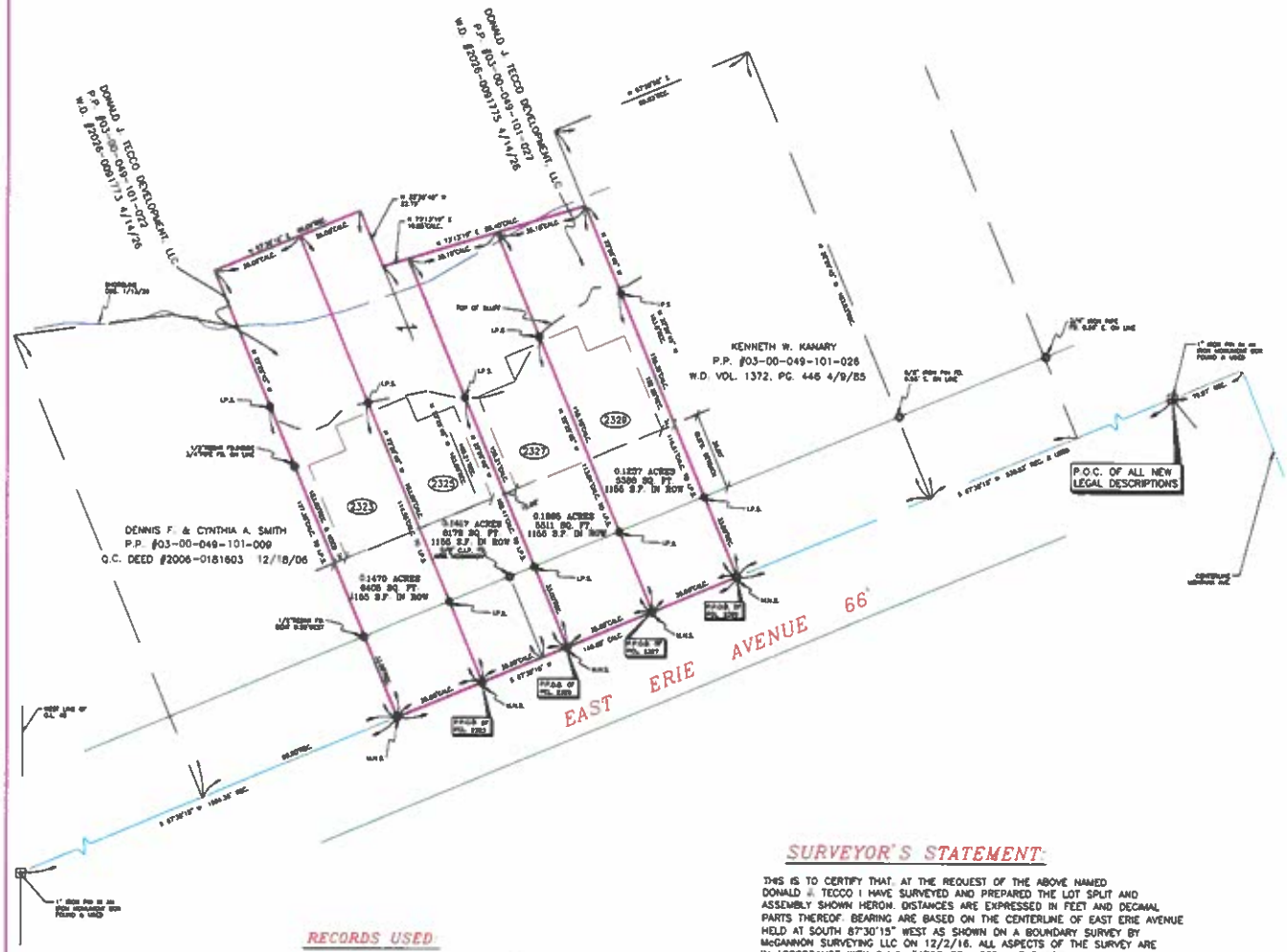
## DONALD J. TECCO DEVELOPMENT, LLC

2323/2327 EAST ERIE AVENUE LORAIN, OHIO 44052

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 49 ALSO BEING PART OF TOWNSHIP 7 NORTH, RANGE 17 WEST IN THE CONNECTICUT WESTERN RESERVE. ALSO BEING ALL OF THOSE LANDS TRANSFERRED TO DONALD J. TECCO DEVELOPMENT LLC ON APRIL 14, 2026 IN WARRANTY DEED INSTRUMENTS #2026-0091773 AND #2026-0091775 BOTH OF THE LORAIN COUNTY RECORDER'S RECORDS.

0' 30' 60' 90'

SCALE: 1" = 30'




### LEGEND:

- INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP MARKED "T. SNEZEK, S-7051" SET
- INDICATES AN EXISTING MONUMENT FOUND AS DESCRIBED
- INDICATES A 1" IRON PIN IN AN IRON MONUMENT BOX FOUND AND USED
- INDICATES A MAGNETIC NAIL SET

I THE UNDERSIGNED OWNER OF LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND ASSEMBLY OF THE SAME.

DONALD J. TECCO DEVELOPMENT LLC

### NOTARY:

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT IS WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT

LORAIN, OHIO THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE ABOVE NAMED DONALD J. TECCO I HAVE SURVEYED AND PREPARED THE LOT SPLIT AND ASSEMBLY SHOWN HEROM. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARING ARE BASED ON THE CENTERLINE OF EAST ERIE AVENUE HELD AT SOUTH 87°30'15" WEST AS SHOWN ON A BOUNDARY SURVEY BY McGANNON SURVEYING LLC ON 12/2/16. ALL ASPECTS OF THE SURVEY ARE IN ACCORDANCE WITH O.A.C. #4733-37. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY ABILITIES AND BELIEF.

THOMAS M. SNEZEK, P.S. 7051 DATE

### RECORDS USED:

WARRANTY DEED INSTR. #2026-0091773 DATED 4/14/26
WARRANTY DEED INSTR. #2026-0091775 DATED 4/14/26
QUIT CLAIM DEED INSTR. #2006-0181603 DATED 12/18/06
WARRANTY DEED VOLUME 1372, PAGE 445 DATED 4/9/85
McGANNON BOUNDARY SURVEY DATED 12/2/16
LIMITED WARRANTY DEED INSTR. #2019-0725974 DATED 8/13/19

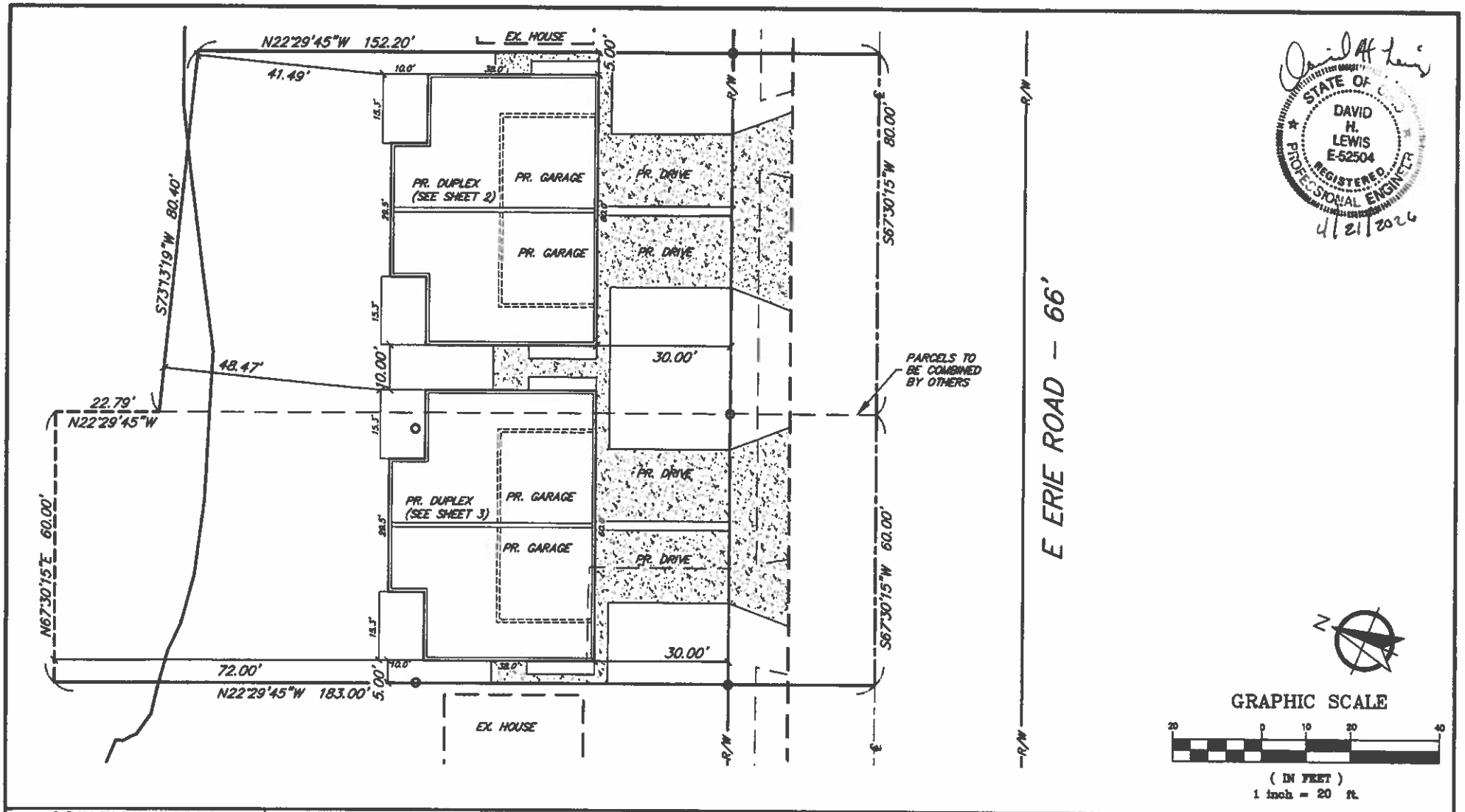

PREPARED BY:

SNEZEK & ASSOCIATES, L.L.C.

PROFESSIONAL SURVEYORS
CLEVELAND, OHIO 44111
DADSURV@HOTMAIL.COM

3496 COLLETTA LANE
(216) 671-4902
CELL (216)-385-8791


PROJECT #2542 MAY 8, 2026




| REVISION TABLE | | | |
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| 1. | 04/21/26 | LOT IMPROVEMENT PLAN | ENT |
| NO. | DATE | DESCRIPTION | BY |

OUPS TICKET NUMBER:
B902100145-00B, B902100146-00B
B902100151-00B, B902100153-00B

TWO WORKING DAYS BEFORE YOU DIG
Call 1-800-362-2764
Toll Free
Outside Ohio 614-464-8291
OHIO UTILITIES PROTECTION SERVICE

# LOT IMPROVEMENT PLAN

2323 & 2327 E Erie Avenue
Situated in the City of Lorain
County of Lorain and State of Ohio
PPN: 0300049101022 & 0300049101027
Builder: Edgecliff Building Company

SHEET 1 OF 3
PLOT DATE: 04/21/26
PROJ. No. 25-364
DRAWING FILE: 25-364 LIP.DWG

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

PROPOSED GRADE
existing grade

SWALE = DRAINAGE FLOW/SWALE

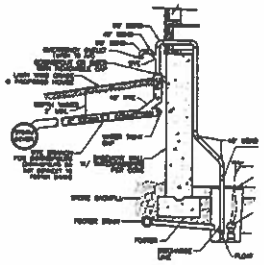
DENOTES: CONSTRUCT CLAY BULKHEAD DAM IN ALL UTILITY TRENCHES

PR.=PROP.=PROPOSED
EX.=EXISTING
FFL=FINISHED FLOOR

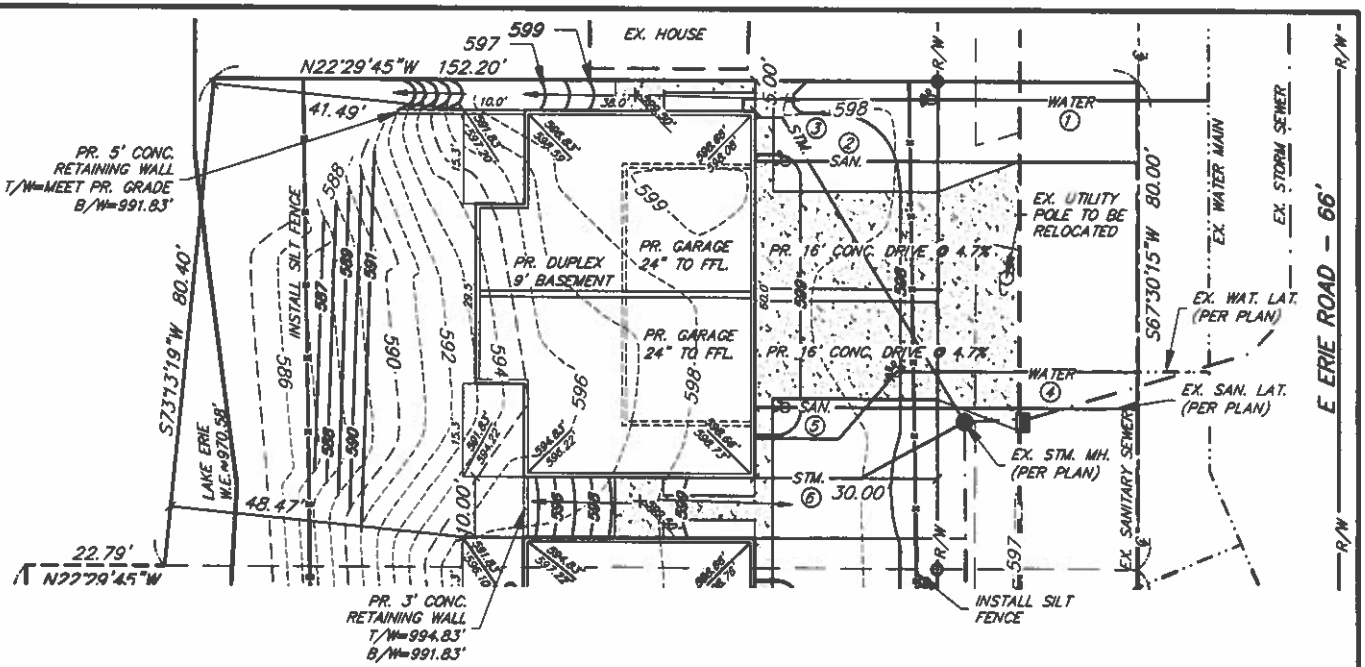
| | |
|---|---|
| FIN 1st FLR. = | 601.50' |
| TOP/WALL = | 600.50' |
| GARAGE FLR. = | 599.50' |
| BASEMENT FLR. = | 591.83' |
| BOTTOM/FOOTER = | 590.83' |

**CONTRACTOR NOTE:**
**EXCAVATING CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR ACTUAL DIMENSIONS BETWEEN FLOORS & BOTTOM OF FOOTER, WALL SECTIONS, UNEXCAVATED AREAS, & FOUNDATION WINDOW OPENINGS.**

*SUMP PUMP REQUIRED



STORM CONNECTION & OVERFLOW DETAIL
NOT TO SCALE




LEWIS LAND PROFESSIONALS INC. (LLP) DOES NOT GUARANTEE THE LOCATION OF UTILITIES SHOWN AS LLP DOES NOT PERFORM SUBSURFACE INVESTIGATIONS FOR UNDERGROUND UTILITIES OR STRUCTURES. ALL UTILITIES ARE SHOWN PER OUPS FIELD MARKINGS FOUND ON SITE AT TIME OF TOPOGRAPHIC SURVEY OR PER PLANS PROVIDED. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION OF CONNECTIONS PRIOR TO EXCAVATION.
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8. NO DETERMINATION OF THE PRESENCE OF WETLAND AREAS WAS PERFORMED BY LEWIS LAND PROFESSIONALS.
9. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
10. A SOLID CLAY BULKHEAD AROUND THE PIPE SHALL BE PLACED WITHIN THE STORM & SANITARY CONNECTION TRENCH TO THE LEVEL OF THE STONE BACKFILL ABOVE THE PIPE.
11. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO BEGINNING CONSTRUCTION.

(1) PR. 45' WATER CONNECTION FROM EXISTING WATER MAIN TO PR. W.S.O. AND 33' FROM PR. W.S.O. TO PR. HOUSE. INSTALL PER CITY OF LORAIN REQUIREMENTS. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MAIN PRIOR TO EXCAVATION. WATER MAIN LOCATION PER PROVIDED PLAN.

(2) PR. 63'-6" SDR35 PVC SANITARY CONN. FROM EXISTING SANITARY MAIN TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MAIN PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SANITARY MAIN LOCATION PER PROVIDED PLAN.

(3) PR. 62'-6" SDR35 PVC STORM CONN. FROM EXISTING STORM MANHOLE TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MANHOLE PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SEWER MANHOLE LOCATION PER PROVIDED PLAN.

(4) PR. 39' WATER CONNECTION FROM EXISTING WATER LATERAL TO PR. W.S.O. AND 28' FROM PR. W.S.O. TO PR. HOUSE. INSTALL PER CITY OF LORAIN REQUIREMENTS. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF LATRAL PRIOR TO EXCAVATION. WATER MAIN LOCATION PER PROVIDED PLAN.

(5) PR. 53'-6" SDR35 PVC SANITARY CONN. FROM EXISTING SANITARY LATERAL TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF LATERAL PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SANITARY LATERAL LOCATION PER PROVIDED PLAN.

(6) PR. 37'-6" SDR35 PVC STORM CONN. FROM EXISTING STORM MANHOLE TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MANHOLE PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SEWER MANHOLE LOCATION PER PROVIDED PLAN.

BENCHMARK:
TO BE SET AT TIME OF HOUSE STAKING

N

GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
1 inch = 20 ft.

| REVISION TABLE | | | |
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| NO. | DATE | DESCRIPTION | BY |

**OUPS TICKET NUMBER:**
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TWO WORKING DAYS BEFORE YOU DIG
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**Situated in the City of Lorain**
**County of Lorain and State of Ohio**
**PPN: 030004910102 2 & 030004910102 7**
**Builder: Edgecliff Building Company**

SHEET 2 OF 3
PLOT DATE: 04/21/26
PROJ. No. 25-364
DRAWING FILE:
25-364 LIP.DWG


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8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
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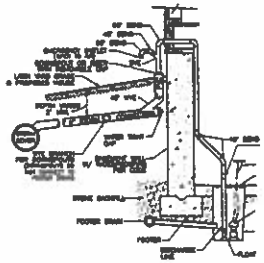

STORM CONNECTION & OVERFLOW DETAIL
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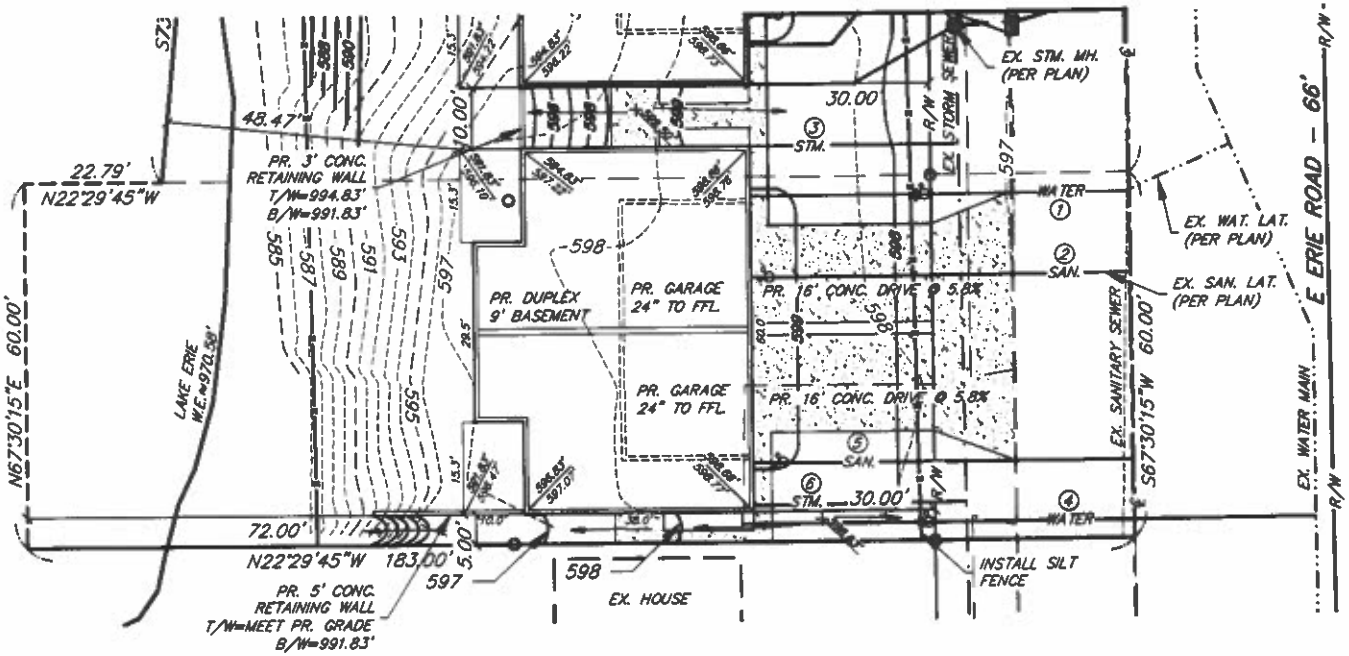


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(3) PR. 35'-6" SDR35 PVC STORM CONN. FROM EXISTING STORM MAIN TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MAIN PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SEWER MAIN LOCATION PER PROVIDED PLAN.

(4) PR. 64' WATER CONNECTION FROM EXISTING WATER MAIN TO PR. W.S.O. AND 33' FROM PR. W.S.O. TO PR. HOUSE. INSTALL PER CITY OF LORAIN REQUIREMENTS. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MAIN PRIOR TO EXCAVATION. WATER MAIN LOCATION PER PROVIDED PLAN.

(5) PR. 82'-6" SDR35 PVC SANITARY CONN. FROM EXISTING SANITARY MAIN TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MAIN PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SANITARY MAIN LOCATION PER PROVIDED PLAN.

(6) PR. 35'-6" SDR35 PVC STORM CONN. FROM EXISTING STORM MAIN TO PR. HOUSE @ 1.0% MIN. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF MAIN PRIOR TO EXCAVATION. INSTALL PER CITY OF LORAIN REQUIREMENTS. SEWER MAIN LOCATION PER PROVIDED PLAN.

BENCHMARK:
TO BE SET AT TIME OF HOUSE STAKING

N

GRAPHIC SCALE

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( IN FEET )
1 inch = 20 ft.

REVISION TABLE

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# Donald J Tecco Development LLC

3006 Parnham Drive, Medina, Ohio 44256

May 11, 2026

## ABUTTING PROPETY OWNERS

East
Kenneth W. Kanary
2333 E. Erie Ave
Lorain, Ohio 44052
PPN#:03-00-049-101-026

West
Dennis & Cynthia Smith
2303 E. Erie Ave
Lorain, Ohio 44052
PPN: #03-00-049-101-009

South
Edith M Banfy & Michael A Fazio
2306 E. Erie Ave
Lorain, Ohio 44052
PPN#: 03-00-049-103-001

Amanda N Halitzka
2318 E. Erie Ave
Lorain, Ohio 44052
PPN#: 03-00-049-103-002

Jose A Rosario
2338 E. Erie Ave
Lorain, Ohio 44052
PPN#: 03-00-049-103-003 & 03-00-049-103-004

# CITY OF LORAIN

**Zoning Board of Appeals** **5. B.**

Meeting Date: 06/03/2026

Subject:

B.A. 21-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from the minimum lot width requirement (50 ft), lot area (6000 sf), and side yard setback (5 ft) creating single-family attached dwellings on individual lots 35 feet wide, totaling 5511 and 5388 sf, and a zero-foot shared boundary line in an R-2 Transitional Residential district. Section 1123.03, Dimensional Requirements at, 2327 E Erie Ave. Don J Tecco Development, LLC, applicant.

Attachments

Staff Report

Application and Site Plan

# CITY OF LORAIN

Department of Building, Housing & Planning

Jack Bradley
Mayor

**Matthew Kusznir**
Director

**David Faciana**
Chief Building Official


May 27, 2026

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

Re: B.A. 21-2026 Submission for the Zoning Board of Appeals review and consideration, a variance from the minimum lot width requirement (50 ft), lot area (6000 sf), and side yard setback (5 ft) creating single-family attached dwellings on individual lots 35 feet wide, totaling 5511 and 5388 sf, and a zero-foot shared boundary line in an R-2 Transitional Residential district. Section 1123.03, Dimensional Requirements at, 2327 E Erie Ave. Don J Tecco Development, LLC, applicant.

*My response regarding compliance is 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


200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052
Building Division: (440) 204-2045 Fax: (440) 204-2540
Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Email: bhp@cityoflorain.org www.cityoflorain.org

# CITY OF LORAIN
## ZONING BOARD OF APPEALS

Jack Bradley
Mayor

BOARD OF APPEALS NO. 21-2026

**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: Donald J Tecco Development LLC c/o Don Tecco

Address: 3006 Parnham Drive

City: Medina State: Ohio Zip: 44256

Phone: (Residential) 440.623.9594 (Business) 440.623.9594

Address or location of property requiring a variance if different from above:
2327 East Erie Ave., Lorain, Ohio 44052

Site Plan Submitted: ☑ Yes ☐ No Letter Submitted: ☑ Yes ☐ No

Section of Zoning Code Involved R-2

Reason for the Appeal or Variance:
Applying for 35' lot widths as well as zero setback on shared boundary line running north/south between planned attached townhomes

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

Applicant Signature 5/9/2026 Date

200 West Erie Avenue, Lorain, Ohio 44052
Phone:440-204-2306
www.cityoflorain.org

# Donald J Tecco Development LLC

3006 Parnham Drive, Medina, Ohio 44256

May 11, 2026

Evelisse Atkinson
Planning & Zoning Administrator
City of Lorain Building, Housing, & Planning
200 West Erie Ave., 5th Floor
Lorain, Ohio 44052

RE: Zoning variance request for 2323 & 2327 East Erie Avenue

Evelisse:

Per our conversations, enclosed are the applications for zoning variances for **35' lot widths and zero setback lot lines** running north/south between planned attached townhomes. These variances are required for our planned townhome property revitalization project known as Admirals Row to be located at 2323 & 2327 East Erie Avenue in Lorain. Please feel free to reach out with any questions or concerns. Thank you very much for your assistance and guidance thus far.

Sincerely Yours,

Don Tecco, President
Donald J Tecco Development LLC
DTecco@EdgecliffBuilding.com
440.623.9594 direct

# MAP OF SURVEY LOT SPLIT & ASSEMBLY PLAT

PREPARED FOR:

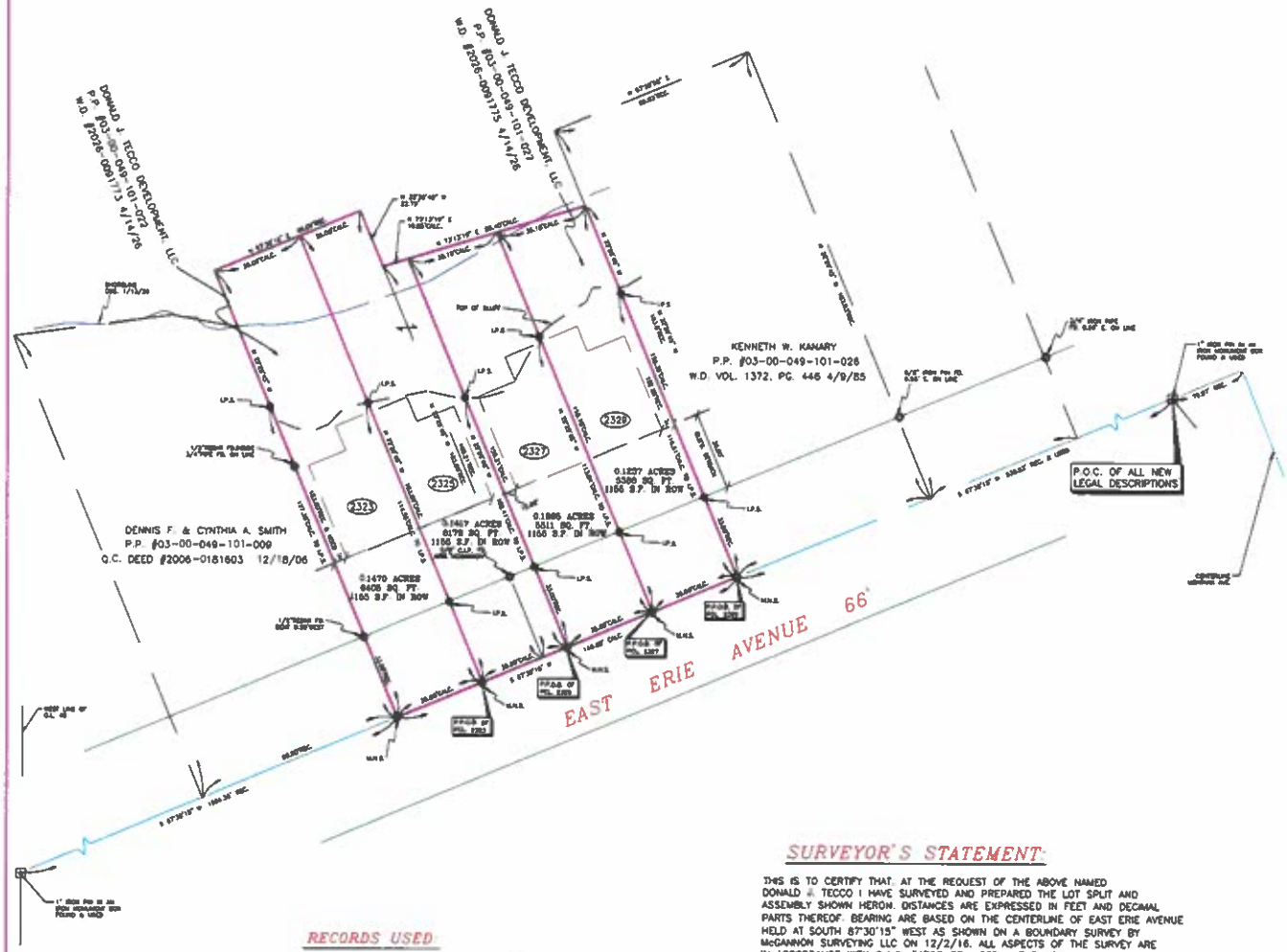
## DONALD J. TECCO DEVELOPMENT, LLC

2323/2327 EAST ERIE AVENUE LORAIN, OHIO 44052

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 49 ALSO BEING PART OF TOWNSHIP 7 NORTH, RANGE 17 WEST IN THE CONNECTICUT WESTERN RESERVE. ALSO BEING ALL OF THOSE LANDS TRANSFERRED TO DONALD J. TECCO DEVELOPMENT LLC ON APRIL 14, 2026 IN WARRANTY DEED INSTRUMENTS #2026-0091773 AND #2026-0091775 BOTH OF THE LORAIN COUNTY RECORDER'S RECORDS.

0' 30' 60' 90'

SCALE: 1" = 30'




### LEGEND:

- INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP MARKED "T. SNEZEK, S-7051" SET
- INDICATES AN EXISTING MONUMENT FOUND AS DESCRIBED
- INDICATES A 1" IRON PIN IN AN IRON MONUMENT BOX FOUND AND USED
- INDICATES A MAGNETIC NAIL SET

I THE UNDERSIGNED OWNER OF LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND ASSEMBLY OF THE SAME.

DONALD J. TECCO DEVELOPMENT LLC

### NOTARY:

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT IS WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT

LORAIN, OHIO THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE ABOVE NAMED DONALD J. TECCO I HAVE SURVEYED AND PREPARED THE LOT SPLIT AND ASSEMBLY SHOWN HEROM. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARING ARE BASED ON THE CENTERLINE OF EAST ERIE AVENUE HELD AT SOUTH 87°30'15" WEST AS SHOWN ON A BOUNDARY SURVEY BY McGANNON SURVEYING LLC ON 12/2/16. ALL ASPECTS OF THE SURVEY ARE IN ACCORDANCE WITH O.A.C. #4733-37. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY ABILITIES AND BELIEF.

THOMAS M. SNEZEK, P.S. 7051 DATE

### RECORDS USED:

WARRANTY DEED INSTR. #2026-0091773 DATED 4/14/26
WARRANTY DEED INSTR. #2026-0091775 DATED 4/14/26
QUIT CLAIM DEED INSTR. #2006-0181603 DATED 12/18/06
WARRANTY DEED VOLUME 1372, PAGE 445 DATED 4/9/85
McGANNON BOUNDARY SURVEY DATED 12/2/16
LIMITED WARRANTY DEED INSTR. #2019-0725974 DATED 8/13/19

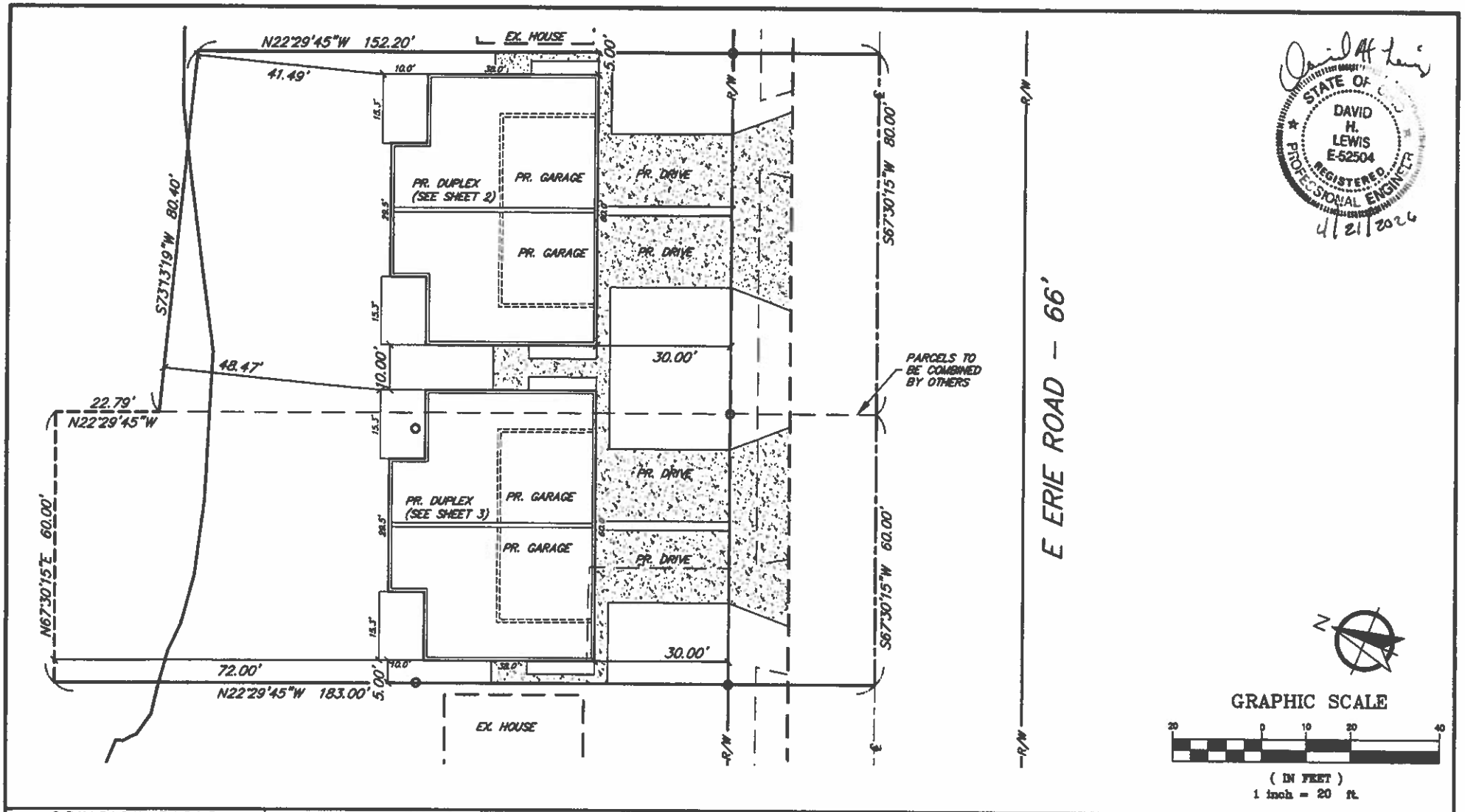

PREPARED BY:

SNEZEK & ASSOCIATES, L.L.C.

PROFESSIONAL SURVEYORS
CLEVELAND, OHIO 44111
DADSURV@HOTMAIL.COM

3496 COLLETTA LANE
(216) 671-4902
CELL (216)-385-8791


PROJECT #2542 MAY 8, 2026

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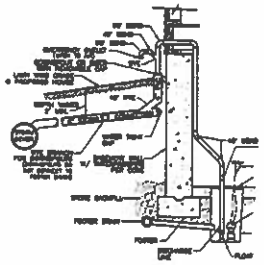

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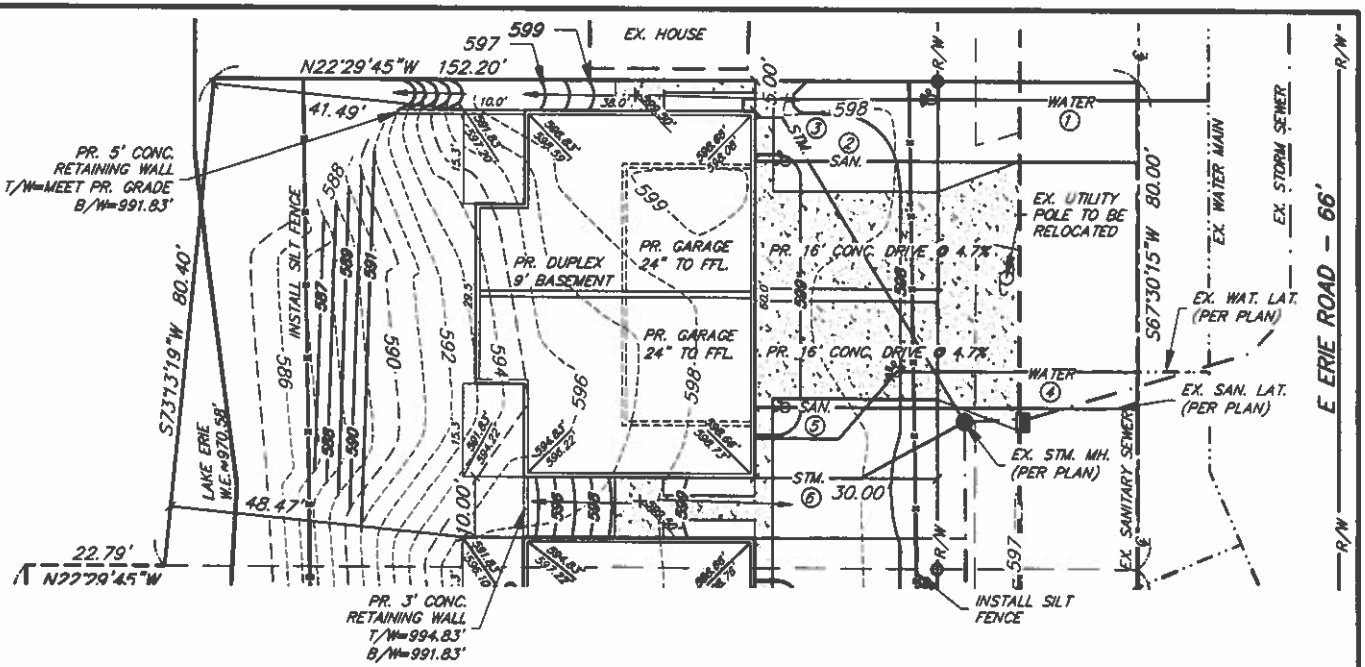


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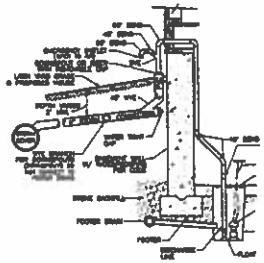

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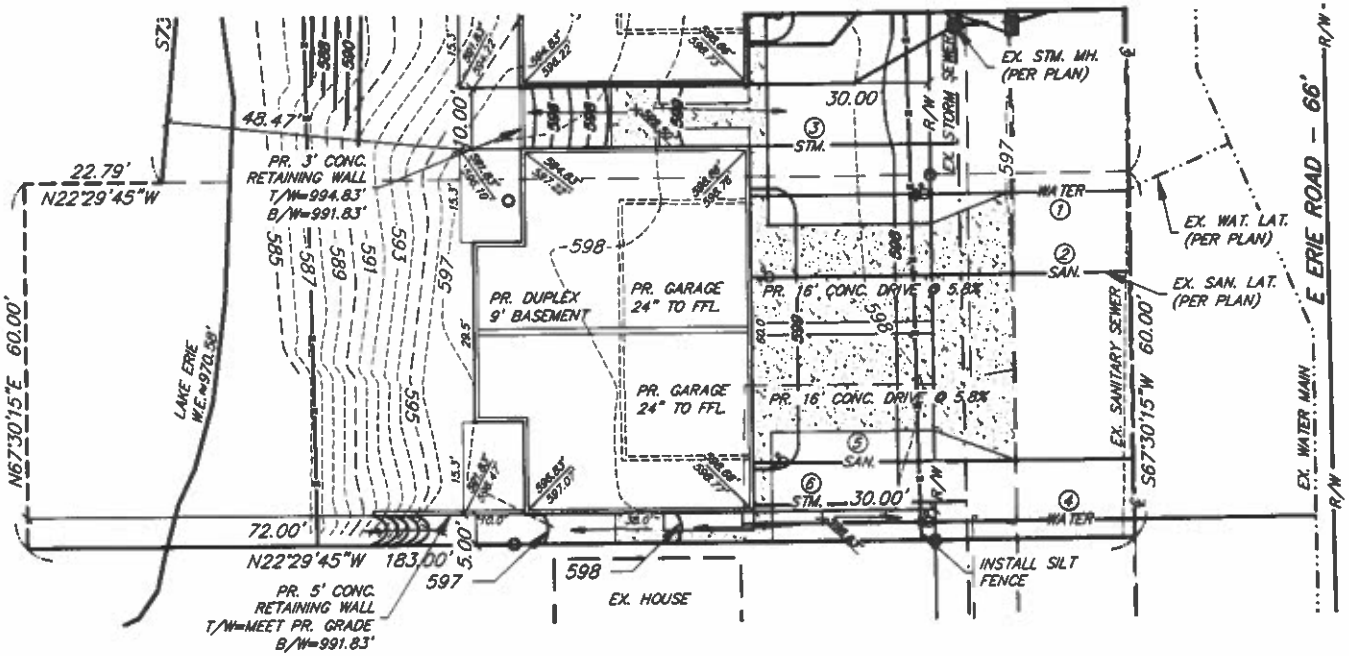


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2333 E. Erie Ave
Lorain, Ohio 44052
PPN#:03-00-049-101-026

West
Dennis & Cynthia Smith
2303 E. Erie Ave
Lorain, Ohio 44052
PPN: #03-00-049-101-009

South
Edith M Banfy & Michael A Fazio
2306 E. Erie Ave
Lorain, Ohio 44052
PPN#: 03-00-049-103-001

Amanda N Halitzka
2318 E. Erie Ave
Lorain, Ohio 44052
PPN#: 03-00-049-103-002

Jose A Rosario
2338 E. Erie Ave
Lorain, Ohio 44052
PPN#: 03-00-049-103-003 & 03-00-049-103-004

# CITY OF LORAIN

**Zoning Board of Appeals** **5. C.**

Meeting Date: 06/03/2026

Subject:

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.

Attachments

Staff Report

Application and Site Plan

# CITY OF LORAIN

Department of Building, Housing & Planning

**Matthew Kusznir**
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

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052
Building Division: (440) 204-2045 Fax: (440) 204-2540
Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Email: bhp@cityoflorain.org www.cityoflorain.org

# CITY OF LORAIN
ZONING BOARD OF APPEALS

Jack Bradley
Mayor

BOARD OF APPEALS NO. 22-2026

**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: Northeast Ohio Amish Garages (Jonah Harper)

Address: 6545 Market Ave

City: N Canton State: Ohio Zip: 44721

Phone: (Residential) (216)456-1204 (Business)

Address or location of property requiring a variance if different from above:
4211 Kenyon ct, Lorain, Ohio

Plot Plan Submitted: No Letter Submitted: No

Section of Zoning Code Involved 1141.28

Reason for the Appeal or Variance:
There is an existing shed that is 200 sq ft. We are proposing to build a 725 sq garage. The shed and garage exceeds the maximum permitted area of 780 sq. Seeking appeal of the 145 sq overage

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

Applicant Signature 5/12/26 Date

200 West Erie Avenue, Lorain, Ohio 44052
Phone:440-204-2306
www.cityoflorain.org

**Property Owner- Joshua Beere**
**Address- 4211 Kenyon Ct, Lorain, Ohio**

Northeast Ohio
AMISH GARAGES

Request: Build a 25x29 garage

The reason for this variance I is the sheer amount of space available in the backyard. This ordinance should not be applicable in this situation, as the proposed new garage meets all required setback requirements and will still be located more than 25 feet from the home. In addition, the new garage will be nearly 15 feet away from the existing shed, maintaining adequate separation between structures. Lastly, the owner has multiple vehicles that need to be stored in the proposed garage, making the additional space necessary and practical for the property.

**Jonah Harper- Company Owner**
**Northeast Ohio Amish Garages**
**(216)456-1204**

RECEIVED
APR 27 2026
BY: _____

# City of Lorain

## Residential Accessory/Additions Permit Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

| | |
|---|---|
| Valuation $ _____ | Payment date |
| Plan review fee _____ | |
| Permit fee _____ | ☐Cash ☐Card |
| 1% State fee _____ | ☐Check# _____ |
| 3% State fee _____ | |
| Technology fee $7.00 | Permit Number |
| Zoning fee _____ | 20__ - _____ |
| Other fee _____ | Date Permit issued |
| Total fees $ _____ | _____ |

**SECTION I – General Information**

Date 4/23/26 Estimated total cost of project $ 8,000

Address of construction 4211 Kenyon Ct ☑Inside Lot ☐Corner Lot

Owner name Joshua Beere Phone (440) 864-[illegible] Email Joshua.beere@[illegible].com

Owner's full address 4211 Kenyon Ct, Lorain, OH

Contractor name Jonah Harpster Phone (216) 456-1204 Email inquiries@[illegible]

Contractor's full address 6545 Market Ave, N Canton, OHIO

**REQUIREMENTS:**

**Please attach plot plan with the information requested from items 1 through 8 (see attachment)**
**Indicate length, width, & height of the accessory/addition** (height is measured at the midpoint between the roof eave & ridge line)
**On a separate sheet submit item 9 request.**

1. Size of lot , size of house
2. Elevation of structure from grade
3. Size of all accessory buildings (garage, shed, etc.)
4. Must maintain five (5) feet between all structures
5. Dimensions of new structure (length, width, height)
6. Distance from new structure to property lines
7. Distance from new structure to existing structures
8. If corner lot, show path direction of each street
9. Detailed construction plans (2 sets)
10. Material list
11. Detailed description of work
12. Type of new addition
13. Cross out any structures that does not pertain
14. Indicate North on plot

**SECTION II – Description of Project**

☐Addition (plans required)
☐ Steps (Printed photos required) Location: ☐Front ☐Rear ☐ Other GARAGE
Existing type: ☐ Wood ☐ Masonry Proposed type: ☑ Wood ☐ Masonry ☐ Other _____
☐ Deck (site plans required & zoning approval) Is deck attached to house? ☐ Yes ☐ No
☐ Shed (site plans required & zoning approval) – drawings, brochures, or photos
☐Porch ☑Garage ☐ Detached garage ☐ Awning ☐Pergola ☐Carport ☐Patio ☐Gazebo ☐Pavilion
☐Floor only (specify details) ☐New (plans required) ☐Repairs (specify details) ☐Roofing
☐Railings (specify details) ☐Porch enclosure ☐Other (specify details)_____

Description of work Building a new garage. Please see attached plans

Materials Wood, Vinyl Siding, Asphalt Shingles

**A ROUGH-IN INSPECTION IS REQUIRED BEFORE CONCEALMENT**

This application is submitted for a permit to erect, add to, alter or repair a structure as described in this application and any drawings which accompany it. The acceptance of permit shall be considered an agreement on the part of the applicant or his agents to comply with the City of Lorain Building and Zoning Codes, or other orders, requirements or specifications stated in the permit. In signing this application, the owner, contractor, or owner's agent certifies that all information supplied and submitted on this application is true and exact, the work is authorized by the owner, and that the project will comply with the regulations of The City of Lorain Building Codes and State codes.

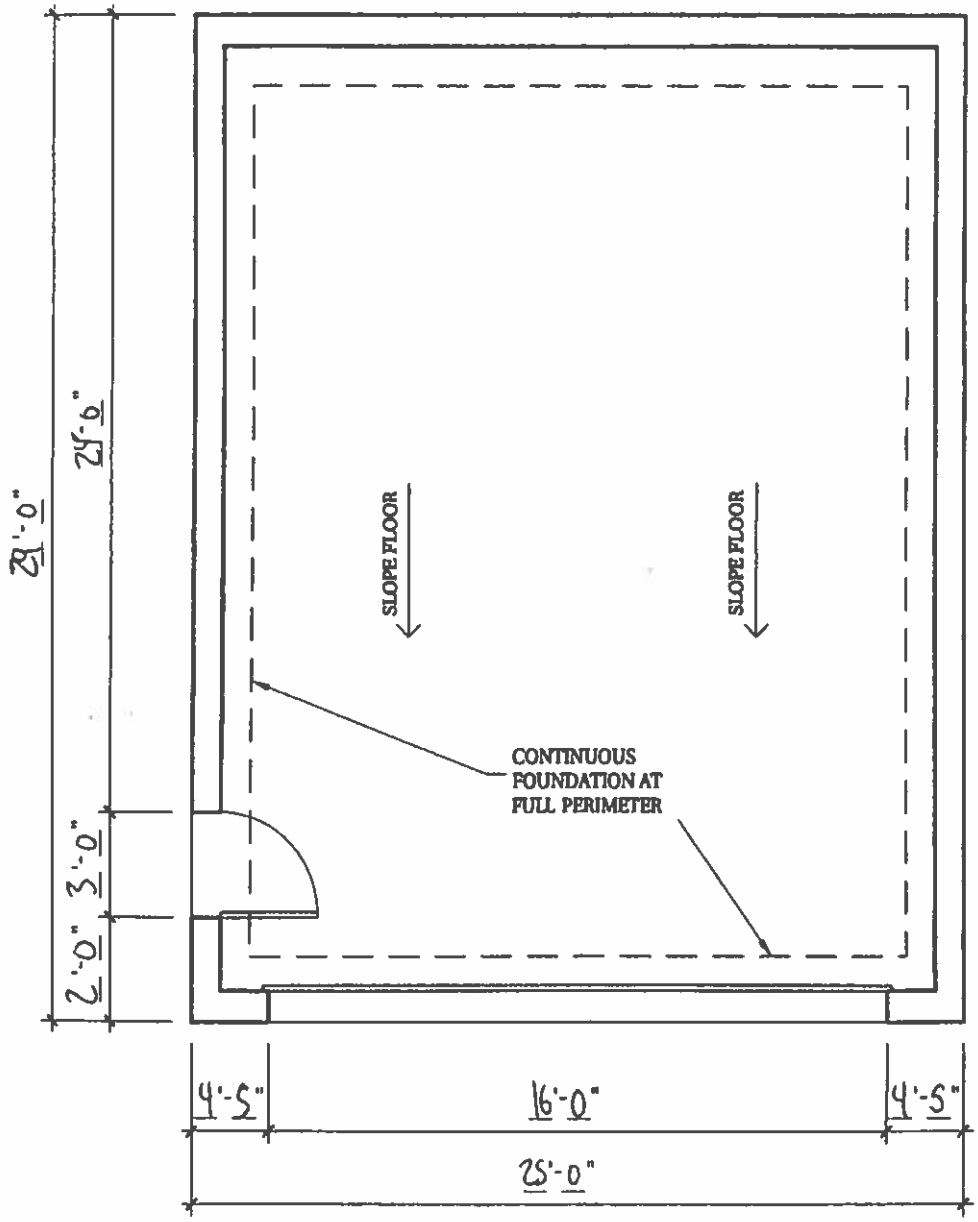
Applicant is: ☐Owner ☑Contractor ☐Owner's Agent Applicant signature _____ DENIED Date 4/23/26

Building Official _____ Date _____ Zoning Official _____ Date _____

Page 1/2

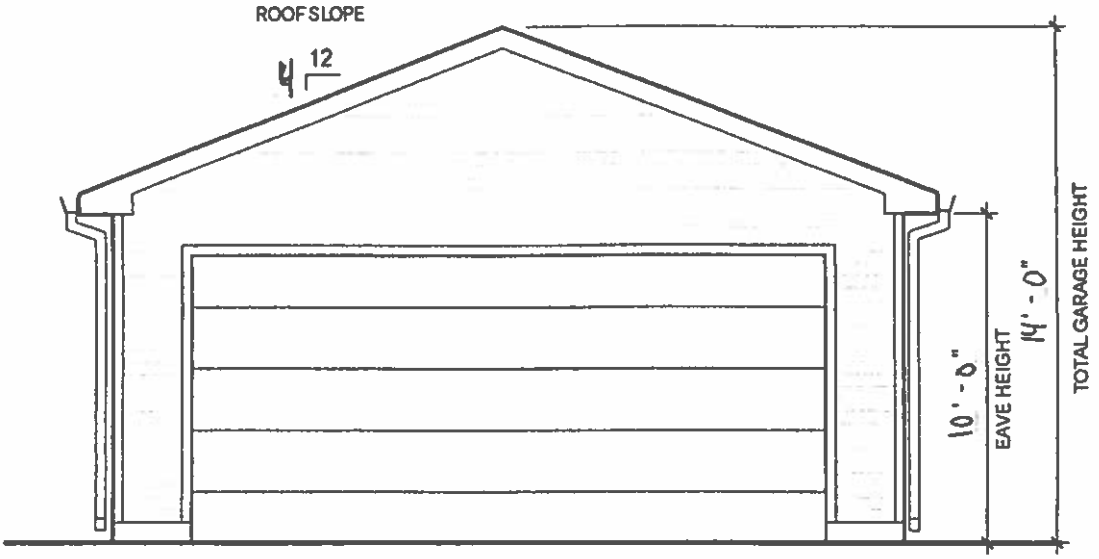
FLOOR PLAN (RIGHT-HAND OPTION)

PROPERTY ADDRESS: 4211 Kenyon

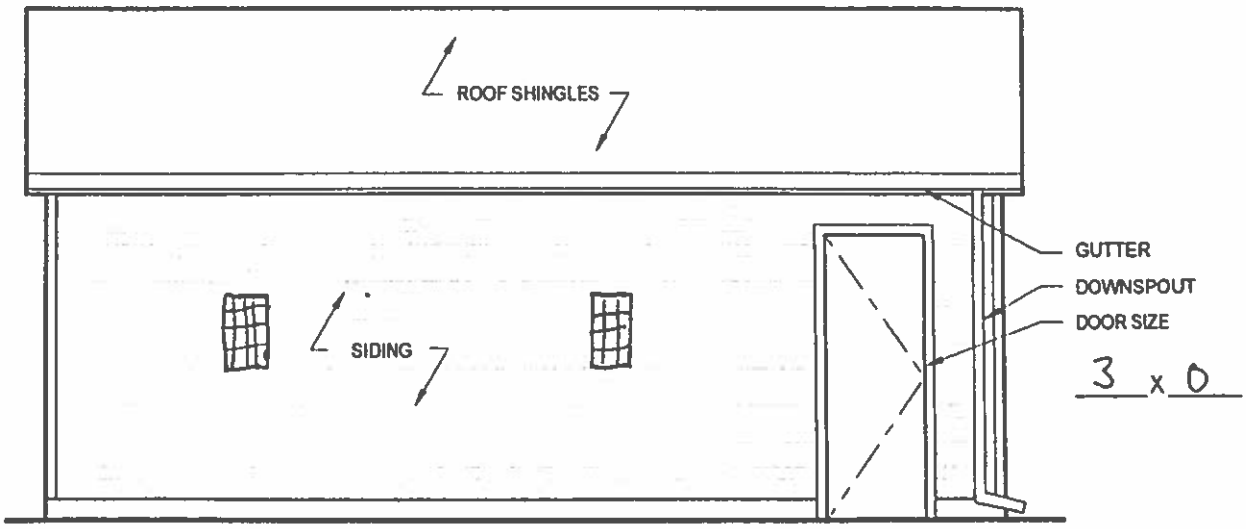



**FLOOR PLAN**

PROPERTY ADDRESS: _____

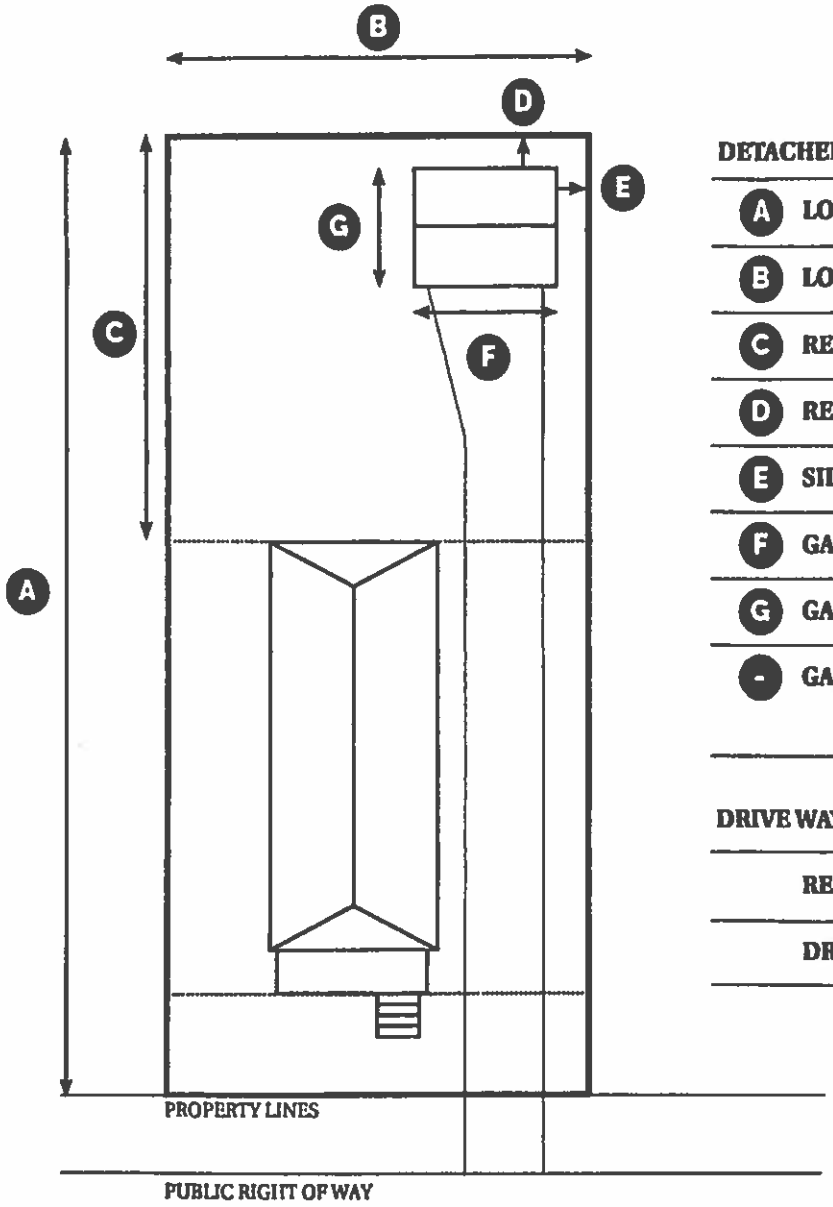



**FRONT ELEVATION**




**RIGHT SIDE ELEVATION**

**PROPERTY ADDRESS:** 4211 Kenyon Ct



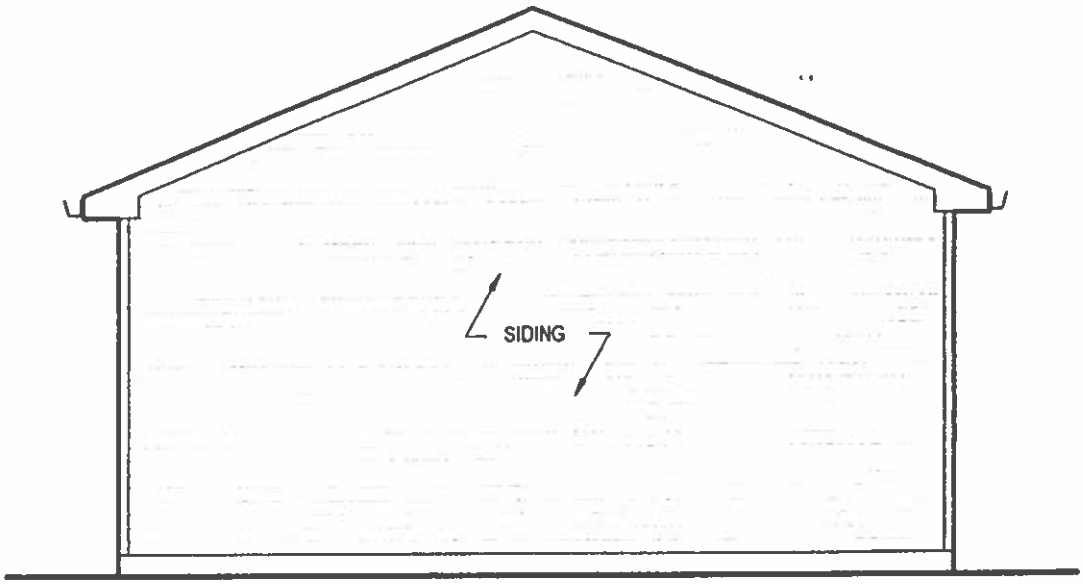

**DETACHED GARAGE (IN FEET)**

| | | |
|---|---|---|
| A | LOT DEPTH | 166' |
| B | LOT WIDTH | 60' |
| C | REAR YARD DEPTH | 60' |
| D | REAR SETBACK | 5' |
| E | SIDE SETBACK | 8'5 |
| F | GARAGE WIDTH | 25' |
| G | GARAGE DEPTH | 29' |
| - | GARAGE AREA (WIDTH X DEPTH) | 725 SF |

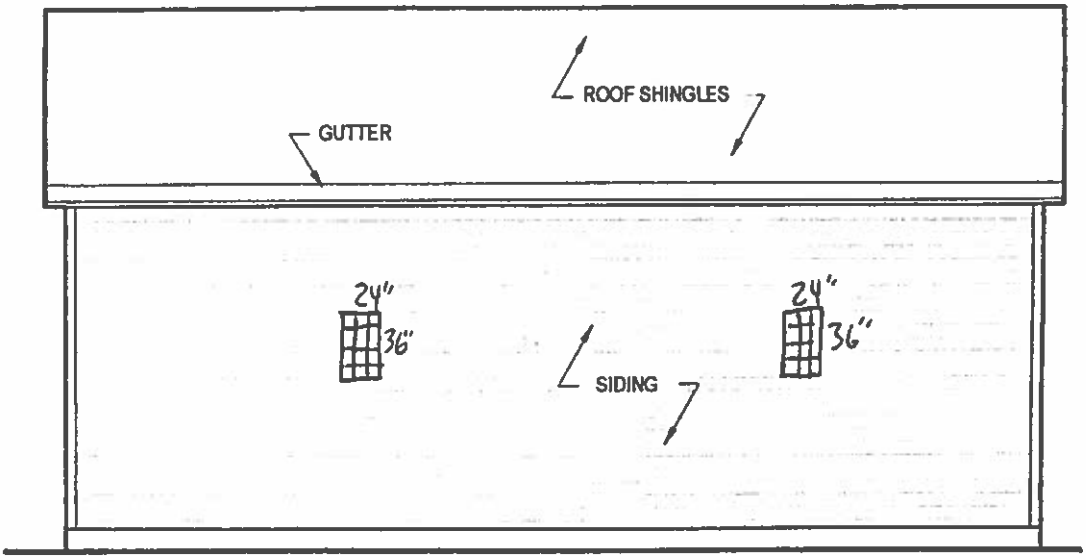
**DRIVE WAY**

| | | |
|---|---|---|
| REPLACEMENT | Y / N | ☑ |
| DRAIN | Y / N | ☑ |

# SITE PLAN




REAR ELEVATION

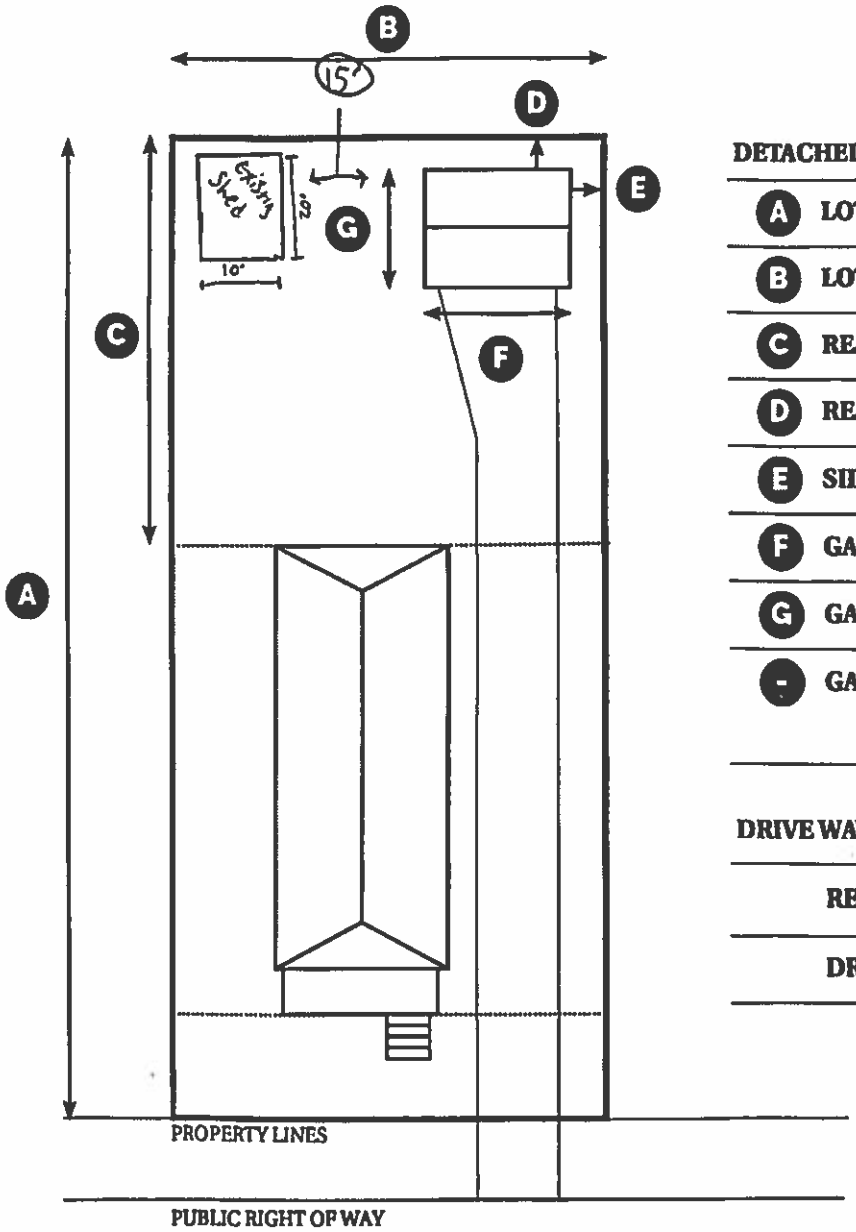



SIDE ELEVATION

**PROPERTY ADDRESS:** 4211 Kenyon Ct

RECEIVED
APR 27 2025
BY:

(216) 529-6270




**DETACHED GARAGE (IN FEET)**

| | | |
|---|---|---|
| A | LOT DEPTH | 166' |
| B | LOT WIDTH | 60' |
| C | REAR YARD DEPTH | 60' |
| D | REAR SETBACK | 5' |
| E | SIDE SETBACK | 8'5 |
| F | GARAGE WIDTH | 25' |
| G | GARAGE DEPTH | 29' |
| - | GARAGE AREA (WIDTH X DEPTH) | 725 SF |

**DRIVE WAY**

| | | |
|---|---|---|
| REPLACEMENT | Y / N | ☑ |
| DRAIN | Y / N | ☑ |

# SITE PLAN

# Abutting Properties

## 4211 Kenyon Ct

## Owners and Addresses

Andrew Holcomb
4223 KENYON AVE
LORAIN OH 44053

Mark Teleah
4175 STANFORD AVE
LORAIN OH 44053

James Perry
4167 STANFORD AVE
LORAIN OH 44053

Frank Delmonico
4223 KENYON AVE
LORAIN OH 44053

# CITY OF LORAIN

**Zoning Board of Appeals** **6.**

Meeting Date: 06/03/2026

Subject:

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.

Attachments

Staff Report

Application and Site Plan

# CITY OF LORAIN

Department of Building, Housing & Planning

**Jack Bradley**
**Mayor**

**Matthew Kusznir**
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


200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052
Building Division: (440) 204-2045 Fax: (440) 204-2540
Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Email: bhp@cityoflorain.org www.cityoflorain.org

# CITY OF LORAIN
## ZONING BOARD OF APPEALS

Jack Bradley
Mayor

**BOARD OF APPEALS NO.** 23-2024

**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: Ken Weaver - Reliable Holdings LLC

Address: 214 E 34th st

City: lorain State: ohio Zip: 44055

Phone: (Residential) _____ (Business) 440-324-2380

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

_____

Site Plan Submitted: ☑ Yes ☐ No Letter Submitted: ☑ Yes ☐ No

Section of Zoning Code Involved 1149.06

Reason for the Appeal or Variance:
per application the frontage is less then 300 feet. and the traffice analysis was not done the table 1149.06 is within guidelines for a driveway to be added to Elyria ave side of property.

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

KE.

Applicant Signature

5/13/2026

Date

200 West Erie Avenue, Lorain, Ohio 44052
Phone:440-204-2306
www.cityoflorain.org

# Variance Request Letter

**Reliable Holdings LLC**
214 East 34th St.
Lorain, OH 44055
05-13-2026

Zoning Board of Appeals
200 W Erie Ave.
Lorain, OH 44052

05-13-2026

RE: Variance Request for Additional Driveway Access at 214 East 34th St. Lorain, OH 44055

Dear Members of the Zoning Board of Appeals,

Reliable Holdings LLC respectfully requests approval of a variance for additional driveway access at the property operating as Reliable Basement & Drain and Reliable Soil and Stone. Per the applicable zoning requirements, one additional driveway may be permitted for properties with a continuous frontage greater than 300 feet. The subject property has approximately 290 feet of frontage, falling slightly below the required threshold. The proposed improvement includes a 35-foot-wide driveway with a 45-foot-wide apron constructed on an 8-inch concrete base. To minimize traffic impacts and improve overall site safety, the proposed driveway will function as an **exit-only driveway**. This design is specifically intended to reduce congestion, improve internal traffic circulation, and create a safer traffic pattern for customers, employees, and commercial vehicles utilizing the site. The business experiences relatively low customer traffic, averaging approximately 10–15 customers per day. The proposed exit-only configuration will help prevent traffic conflicts and improve vehicle movement throughout the property, particularly for larger service vehicles and trailers associated with daily operations. Additionally, the minimum spacing requirements specified in **Table 1149.06** have been satisfied. The proposed driveway location complies with the required spacing standards and is designed to maintain safe traffic flow along Elyria Avenue. As part of these improvements, Reliable Holdings LLC will also eliminate the existing Elyria Avenue curb cut/driveway located on the north side of the property and replace approximately 35 feet of sidewalk extending from the street to the north property line. This variance request represents a minimal deviation from the frontage requirement while providing a substantial improvement to traffic safety, circulation, and site functionality. The proposed exit-only driveway will reduce congestion rather than increase it and will support safer and more efficient operations for the property and surrounding roadway.

Reliable Holdings LLC respectfully requests the Board's consideration and approval of this variance request.

Respectfully Submitted,

**Kenneth Weaver**
Authorized Representative
Reliable Holdings LLC
on behalf of Reliable Basement & Drain
and Reliable Soil and Stone

35' Wide
New curb cut
45' Curb cut 8" base
Elyria Ave
Elyria Ave
0
50.00 ft
100.00 ft
250.00 ft
285.77 ft
3450
Measure distance
Click on the map to add to your path
Total distance: 285.77 ft (87.10 m)

LOT # 231

**Location**
3427 ELYRIA AVE
LORAIN OH 44055

**Owner**
BLACKSTAR STABILITY REVITALIZATION TRUST F1
**Acres**
0.0000

## Property

**Tax District**
42-LORAIN CITY/LORAIN CSD

**School District**
LORAIN CSD

**Neighborhood**
30500-LORAIN DOWNTOWN

**Subdivision**

**Map Number**

**Routing Number**

**Certified Delinquent Year**

## Deed

**Legal Description**
HIGHLAND
50 X 150
LOT # 231

**Survey Volume / Page**
-- / --

**Acres**
0.0000

**Date Sold**
05/16/2025

**Sales Amount**
0.00

**Volume / Page**
20250052882 / --

## Owner

**Contact**
BLACKSTAR STABILITY REVITALIZATION TRUST F1
1250 CONNECTICUT AVE NW
SUITE 700 PMB 5030
WASHINGTON DC 20036

**Owner Name**
BLACKSTAR STABILITY REVITALIZATION TRUST F1

## Taxpayer

**Contact**
BLACKSTAR STABILITY REVITALIZATION TRUST F1
1250 CONNECTICUT AVE NW
SUITE 700 PMB 5030
WASHINGTON DC 20036

## Values

**Land Use**
510-SINGLE FAMILY DWELLING

| | Appraised | Assessed |
|---|---|---|
| **Land** | 8,000 | 2,800 |
| **Improvement** | 73,790 | 25,830 |
| **Total** | 81,790 | 28,630 |
| **CAUV (N)** | 0 | 0 |
| **Homestead (N)** | 0 | 0 |
| **Owner Occupancy (N)** | 0 | 0 |

# J. CRAIG SNODGRASS, CPA, CGFM

## Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address

2025 PAYABLE 2026

Summary

| | |
|---|---|
| **Tax** | |
| **Transfers** | 6 |
| **Surveys** | 3 |
| **History** | 9 |
| **Payment History** | 35 |
| **Value History** | |
| CAUV Soil Breakdown | |
| **Land** | 1 |
| Commercial Buildings | |
| **Dwellings** | 1 |
| **Other Improvements** | 1 |
| **Sketch** | 1 |
| **Levy Distribution** | |
| Map this Parcel | |
| Map with EagleView | |
| Tax Card | |
| View Tax Bill | |

**Parcel Number**
03-00-098-130-004

**Legal Description**
HIGHLAND
50 X 150

**Parcel Number**
03-00-098-130-002

**Legal Description**
HIGHLAND 33 X 100 S/L 229-230
LOT # 229-0

**Location**
3411 ELYRIA AVE
LORAIN OH 44055

**Owner**
VERGARA JOSE J & LILLIAN M
**Acres**
0.0000

## Property

**Tax District**
42-LORAIN CITY/LORAIN CSD

**School District**
LORAIN CSD

**Neighborhood**
30500-LORAIN DOWNTOWN

**Subdivision**

**Map Number**

**Routing Number**

**Certified Delinquent Year**

## Deed

**Legal Description**
HIGHLAND 33 X 100 S/L 229-230
LOT # 229-0

**Survey Volume / Page**
-- / --

**Acres**

0.0000

**Date Sold**
05/10/2004

**Sales Amount**
0.00

**Volume / Page**
-- / --

## Owner

**Contact**
VERGARA JOSE J & LILLIAN M
3411 ELYRIA AVE
LORAIN OH 44055

**Owner Name**
JOSE J & LILLIAN M VERGARA

## Taxpayer

**Contact**
VERGARA JOSE J & LILLIAN M
3411 ELYRIA AVE
LORAIN OH 44055

**Lender**
CORELOGIC/COTALITY

## Values

**Land Use**
510-SINGLE FAMILY DWELLING

**Enrolled Programs**
Homestead Owner Occupancy

| | Appraised | Assessed |
|---|---|---|
| **Land** | 4,330 | 1,520 |
| **Improvement** | 53,140 | 18,600 |

# J. CRAIG SNODGRASS, CPA, CGFM

## Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address

2025 PAYABLE 2026

| | |
|---|---|
| Summary | |
| **Tax** | |
| **Transfers** | 1 |
| **Surveys** | 1 |
| **History** | 2 |
| **Payment History** | 22 |
| **Value History** | |
| CAUV Soil Breakdown | |
| **Land** | 1 |
| Commercial Buildings | |
| **Dwellings** | 1 |
| **Other Improvements** | 1 |
| **Sketch** | 1 |
| **Levy Distribution** | |
| Map this Parcel | |
| Map with EagleView | |
| Tax Card | |
| View Tax Bill | |

LOT # 230

**Location**
3417 ELYRIA AVE
LORAIN OH 44055

**Owner**
ROSS JERMAINE O JR
**Acres**
0.0000

## Property

**Tax District**
42-LORAIN CITY/LORAIN CSD

**School District**
LORAIN CSD

**Neighborhood**
30500-LORAIN DOWNTOWN

**Subdivision**

**Map Number**

**Routing Number**

**Certified Delinquent Year**

## Deed

**Legal Description**
HIGHLAND
34 X 100
LOT # 230

**Survey Volume / Page**
-- / --

**Acres**
0.0000

**Date Sold**
12/02/2011

**Sales Amount**
38,600.00

**Volume / Page**
20110393825 / --

## Owner

**Contact**
ROSS JERMAINE O JR
3417 ELYRIA AVE
LORAIN OH 44055

**Owner Name**
JERMAINE O ROSS JR

## Taxpayer

**Contact**
ROSS JERMAINE O JR
3417 ELYRIA AVE
LORAIN OH 44055

## Values

**Land Use**
510-SINGLE FAMILY DWELLING

**Enrolled Programs**
Owner Occupancy

| | Appraised | Assessed |
|---|---|---|
| **Land** | 4,460 | 1,560 |
| **Improvement** | 54,810 | 19,180 |
| **Total** | 59,270 | 20,740 |
| **CAUV (N)** | 0 | 0 |
| **Homestead (N)** | 0 | 0 |

# J. CRAIG SNODGRASS, CPA, CGFM

## Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address

2025 PAYABLE 2026

| | |
|---|---|
| Summary | |
| **Tax** | |
| **Transfers** | 4 |
| **Surveys** | 2 |
| **History** | 6 |
| **Payment History** | 20 |
| **Value History** | |
| CAUV Soil Breakdown | |
| **Land** | 1 |
| Commercial Buildings | |
| **Dwellings** | 1 |
| **Other Improvements** | 1 |
| **Sketch** | 1 |
| **Levy Distribution** | |
| Map this Parcel | |
| Map with EagleView | |
| Tax Card | |
| View Tax Bill | |

**Parcel Number**
03-00-098-130-003

**Legal Description**
HIGHLAND
34 X 100

**Parcel Number**
03-00-098-130-001

**Legal Description**
HIGHLAND FRNT 0033.00 DPTH 0100.00
LOT # 229

**Location**
3405 ELYRIA AVE
LORAIN OH 44055

**Owner**
MCCOY MANUEL
**Acres**
0.0000

## Property

**Tax District**
42-LORAIN CITY/LORAIN CSD

**School District**
LORAIN CSD

**Neighborhood**
30500-LORAIN DOWNTOWN

**Subdivision**

**Map Number**

**Routing Number**

**Certified Delinquent Year**
2023

## Deed

**Legal Description**
HIGHLAND FRNT 0033.00 DPTH 0100.00
LOT # 229

**Survey Volume / Page**
-- / --

**Acres**

0.0000

**Date Sold**
Unknown

**Sales Amount**
0.00

**Volume / Page**
-- / --

## Owner

**Contact**
MCCOY MANUEL
3405 ELYRIA AVE
LORAIN OH 44055

**Owner Name**
MANUEL MCCOY

## Taxpayer

**Contact**
MCCOY MANUEL
3405 ELYRIA AV
LORAIN OH 44055

## Values

**Land Use**
510-SINGLE FAMILY DWELLING

**Enrolled Programs**
Owner Occupancy

| | Appraised | Assessed |
|---|---|---|
| **Land** | 4,330 | 1,520 |
| **Improvement** | 69,850 | 24,450 |
| **Total** | 74,180 | 25,970 |

# J. CRAIG SNODGRASS, CPA, CGFM

## Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address

2025 PAYABLE 2026

| | |
|---|---|
| Summary | |
| **Tax** | |
| Transfers | |
| **Surveys** | 1 |
| **History** | 1 |
| **Payment History** | 19 |
| **Value History** | |
| CAUV Soil Breakdown | |
| **Land** | 1 |
| Commercial Buildings | |
| **Dwellings** | 1 |
| Other Improvements | |
| **Sketch** | 1 |
| **Levy Distribution** | |
| Map this Parcel | |
| Map with EagleView | |
| Tax Card | |
| View Tax Bill | |

**Parcel Number**
03-00-098-129-023

**Legal Description**
HIGHLAND ADDN & VAC ALLY FRNT 0065.00 DPTH 0158.00
LOT # 00074

**Location**
3404 ELYRIA AVE
LORAIN OH 44055

**Owner**
LOPEZ BENJAMIN & MIGUEL
**Acres**
0.0000

## Property

**Tax District**
42-LORAIN CITY/LORAIN CSD

**School District**
LORAIN CSD

**Neighborhood**
30500-LORAIN DOWNTOWN

**Subdivision**

**Map Number**

**Routing Number**

**Certified Delinquent Year**

## Deed

**Legal Description**
HIGHLAND ADDN & VAC ALLY FRNT 0065.00 DPTH 0158.00
LOT # 00074

**Survey Volume / Page**
-- / --

**Acres**

0.0000

**Date Sold**
12/19/2008

**Sales Amount**
0.00

**Volume / Page**
-- / --

## Owner

**Contact**
LOPEZ BENJAMIN & MIGUEL
3404 ELYRIA AVE
LORAIN OH 44055

**Owner Name**
BENJAMIN & MIGUEL LOPEZ

## Taxpayer

**Contact**
LOPEZ BENJAMIN & MIGUEL
3404 ELYRIA AVE
LORAIN OH 44055

**Lender**
CORELOGIC/COTALITY

## Values

**Land Use**
510-SINGLE FAMILY DWELLING

| | Appraised | Assessed |
|---|---|---|
| **Land** | 10,300 | 3,610 |
| **Improvement** | 95,220 | 33,330 |
| **Total** | 105,520 | 36,940 |

# J. CRAIG SNODGRASS, CPA, CGFM

## Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address

2025 PAYABLE 2026

Summary

| | |
|---|---|
| **Tax** | |
| **Transfers** | 2 |
| **Surveys** | 1 |
| **History** | 3 |
| **Payment History** | 34 |
| **Value History** | |
| CAUV Soil Breakdown | |
| **Land** | 1 |
| Commercial Buildings | |
| **Dwellings** | 1 |
| **Other Improvements** | 1 |
| **Sketch** | 1 |
| **Levy Distribution** | |
| Map this Parcel | |
| Map with EagleView | |
| Tax Card | |
| View Tax Bill | |