



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

**Matthew Kuszmir**  
Director

**David Faciana**  
Chief Building Official

May 27, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: L.S. 04-2026, Submission for Planning Commission's review and consideration, a lot split in an R-2 Transitional Residential district. Section 1123.03 Dimensional Requirements, and 1171.02(6) at, 2323 E Erie Ave (see application BA 20-2026) Don J. Tecco Development, LLC, applicant.

The applicant is requesting a lot split 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).

BHP is requesting approval of the lot split with the following conditions:

- a Condominium Association is established, and the agreement is approved by the Law Department and recorded.

Respectfully,

Evelisse Atkinson  
Planning & Zoning Administrator