



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. 05-2026, Submission for Planning Commission's review and consideration, a lot split in a dual zoned R-3 High Density Residential district (frontage) and an R-1B Moderate Density district. Section 1123.03 Dimensional Requirements, and 1171.02(6) at, 380 N Ridge Rd W. Janice Mumma, applicant.

380 North Ridge Rd W. is a dual zoned parcel, R-3, High Density (frontage) and R-1B, Moderate Density Single-Family district. Per Section, 1121.04, Where a zoning line divides a lot or where two (2) lots in different districts are combined, the entire lot shall be considered to be wholly within the more restrictive zoning district.

The following zoning standards are not met:

- Multi-family dwellings are not permitted in an R-1B district.
- Currently, there is a two-story shed where the property line is being proposed.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator





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NORTH RIDGE RD

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