



The City of Lorain, Ohio
Division of Buildings
Rey Carrion, Safety/Service Director

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

PLANNING COMMISSION AGENDA

ROLL CALL:

DISPOSITION OF MINUTES:

May 6th Meeting Minutes

MATTERS FOR CONSIDERATION:

C.U.P. 05-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a drivethrough 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.

L.S. 01-2026, Submission for Planning Commission's review and consideration, a lot split in an I-1 Light Industrial district. Section 1127.03 Dimensional Requirements, and 1171.02(6) at, 2630 Colorado Ave. Map and legal descriptions "A" and "D." Jason Kucharski-agent, Rotar Industries LLC, applicant.

L.S. 02-2026, Submission for Planning Commission's review and consideration, a lot split in an I-1 Light Industrial district. Section 1127.03 Dimensional Requirements, and 1171.02(6) at, 2630 Colorado Ave. Map and legal descriptions "B" and "C." City of Lorain, applicant.

L.S. 03-2026, 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, 2327 E Erie Ave (see application BA 21-2026) Don J Tecco Development, LLC, applicant.

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.

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.

F.D.P. 04-2026, Submission for Planning Commission's review and consideration, an Amended Development Plan to install a second commercial driveway in an I-1 Light Industrial district. Section 1149.06 Access Management, located 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

Planning Commission

3. A.

Meeting Date: 06/03/2026

Subject:

May 6th Meeting Minutes

Attachments

May 6th Meeting Minutes

PLANNING COMMISSION

MEETING MINUTES

May 6th, 2026

9:00 A.M.

Council Chambers. Lorain City Hall. 200 West Erie Ave

Call to Order: This meeting was called to order at 9:23 A.M.

Roll Call: Jack Bradley; Chair, Rey Carrion; Vice Chair, Brandon Wysocki, Member, Ken Kramer; Member, Evelisse Atkinson; Planning and Zoning Administrator, Matt Kuszniir; 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.

Disposition of Minutes: Kramer made a motion to approve the minutes of April 1st, 2026. Wysocki seconded this motion. Motion carried Unanimously.

Matters of Consideration:

C.U.P. 01-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

Carrion recused himself from this topic.

Zaleski spoke regarding this matter. Laboy spoke regarding this matter. Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke

regarding this matter. Kramer spoke regarding this matter. Kempton spoke regarding this matter. Potter spoke regarding this matter. Arocho spoke regarding this matter.

Wysocki made a motion to approve this application with the condition that the applicant strictly adheres to Lorain Codified ordinance 1143.07 (J). If the applicant does not adhere to this ordinance, The City of Lorain Planning Commission may revoke this application. Kramer seconded this motion. Motion carried unanimously.

C.U.P. 02-2026 (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

Carrion recused himself from this topic.

Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Laboy spoke regarding this matter. Zaleski spoke regarding this matter. Springowski spoke regarding this matter. Kempton spoke regarding this matter. Arocho spoke regarding this matter. Kusznir spoke regarding this matter.

Kramer made a motion to approve this application with the condition that the applicant adheres to the guidelines as stated in City of Lorain Codified Ordinance # 1143.08. Wysocki seconded this motion. Motion carried unanimously.

F.D.P. 03-2026, Submission for Planning Commission's review and consideration, the Final Development Plan for an Indoor Self-Storage facility in an I-1 Light Industrial district, Chapter 1127- Industrial Districts and Section 1145- Site Development Plans located at, 2630 Colorado Ave. Jason Kucharski-agent, Rotar Industries LLC, applicant.

Zaleski spoke regarding this matter. Churski spoke regarding this matter. Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke regarding this matter. Carrion spoke regarding this matter.

Kramer made a motion to approve this application with the condition that the requirement of 8 parking spaces be adhered to and that the North and South entrances be installed in Phase 1 of this project subject to the approval of the variance previously granted to the applicant as stated in Zoning Board of Appeals application approval BA 12 – 2025. Wysocki seconded this motion. Motion carried unanimously.

Z.C.A. 02-2026 Submission for Planning Commission’s review and recommendation to Lorain City Council for the Zoning Reclassification of multiple parcels that require updated classifications and corrections, (see exhibits “A” through “K” for parcel information and maps). City of Lorain, applicant.

Wysocki spoke regarding this matter. Atkinson spoke regarding this matter. Bradley spoke regarding this matter.

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

Z.C.A. 03-2026 Submission for Planning Commission’s review and recommendation to Lorain City Council, the Zoning Reclassification of, 516 W 15th St, PPN 02-01-003-135-027 from an R-2, Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant.

Zaleski spoke regarding this matter. Bradley spoke regarding this matter. Plaza spoke regarding this matter. Carrion spoke regarding this matter. Wysocki spoke regarding this matter.

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

Miscellaneous Comments: There were no miscellaneous comments brought forth at this meeting.

Adjournment: This meeting was adjourned at 11:00 A.M.

Evelisse Atkinson, Planning and Zoning Administrator

Jack Bradley, Chairman

Recorded by: Chris Yates, Commercial Building Inspector



CITY OF LORAIN

Planning Commission

4. A.

Meeting Date: 06/03/2026

Subject:

C.U.P. 05-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a drivethrough 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.

Attachments

Recommendation Letter
Application and Site Plan



CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

Jack Bradley
Mayor

May 27, 2026

To: Planning Commission
From: Evelisse Atkinson, Planning and Zoning Administrator

Re: 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. **My responses are below in bold.**

Requirements for Conditional Use Permit 1143.04(e) Restaurants Drive-In or Drive-Through:

(1) Sufficient vehicular stacking capacity for the drive-in or drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of eight (8) stacking spaces for each service ordering station shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation, fire lanes, parking spaces and egress from the property by vehicles not using the drive-in or drive-through portion of the facility.

- **Eight stacking spaces would require a length of 160 feet from the menu board. The length of the building is 125 feet. Various site plans have been submitted for consideration; none are in compliance.**

(2) Public access to the site shall comply with the driveway spacing standards of Section 1149.06 but, in no case, be located closer than 125 feet to any intersection or other driveway on the same side of the street, as measured from the nearest edge of pavement to the nearest edge of pavement.

- **Existing site. Driveway spacing standards not met on Leavitt Rd. near W 20th St.**

(3) Internal circulation and access to/egress from the site shall not substantially impair the movement of other modes of transportation, such as bicycles and pedestrians, to and through the site.

- **Directional signage is recommended.**

(4) Menu boards with speakers for the transmission or broadcasting of voices or music shall be oriented and/or muffled to prevent sound from being audible beyond the boundaries of the site.

- **The site is significant in size (8 acres). Sound should not interfere with the surrounding areas.**

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



CITY OF LORAIN
PLANNING COMMISSION

Jack Bradley
Mayor

RECEIVED
MAY 11 2026
BY: _____

CONDITIONAL USE PERMIT

05-2026

APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR A
CONDITIONAL USE, CHAPTER 11.

NAME: ~~Mrs~~ MERCY J. A

ADDRESS OF OWNER: 2538W 21 ST

CITY: LORAIN STATE: OH ZIP CODE: 44053

PHONE: (BUSINESS) 7726431595 (RESIDENTIAL)

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:


PLOT PLAN SUBMITTED: YES NO

LETTER SUBMITTED: YES NO

SECTION OF THE ZONING CODE INVOLVED: _____

REASON FOR REQUESTING THE CONDITIONAL USE: I would like the opportunity to open a drive thru fast food

NON-REFUNDABLE FEE: \$500.00 As per Ordinance 168-20 Effective January 21, 2021.


Applicant's Signature

5/5/20
Date

RECEIVED
MAY 11 2026
BY: _____

Requesting permission from the City of
Lorain to open a drive thru for
fast-food restaurant at 2538 W 21st,
Lorain, Ohio.

Sincerely,





Emily Atkinson

The UPS Store <amherstups@gmail.com>

1-2

Fwd: Westgate

1 message

7726431595



Yaser Etayem <yetayem@yahoo.com>

To: amherstups@gmail.com

BY: Fri, May 22, 2026 at 2:09 PM

Sent from my iPhone

Begin forwarded message:

From: Fatina Ziadeh <fatinaziadeh@yahoo.com>

Date: May 21, 2026 at 2:26:17 PM EDT

To: yetayem@yahoo.com

Subject: Westgate

1. The drive through lane is located within the property and there is stacking for a minimum of 10 vehicles.
2. The proposed location is over 300 ' from any intersection and is over 150' from the road.
3. The interior circulation will not be affected by the drive through as the parking areas are in front of the plaza building.
4. Because of the size of the plaza the sound from the drive through will remain entirely within the site

Sent from Yahoo Mail for iPhone

WESTGATE PLAZA

LORAIN, OH

SITE PLAN

SCALE: 1" = 20'-0"

RAILROAD TRACKS

PROPERTY LINE (±135'-0")

TRASH ENCLOSURE

RETAIL
TENANT 1
±1,600 SF

RETAIL
TENANT 2
±1,600 SF

RETAIL
TENANT 3
±1,600 SF

RETAIL
TENANT 4
±1,600 SF

RETAIL
TENANT 5
±1,600 SF

NEIGHBORHOOD RETAIL
± 8,000 - 10,000 SF

RESTAURANT
/ END CAP
± 2,000 - 3,000 SF

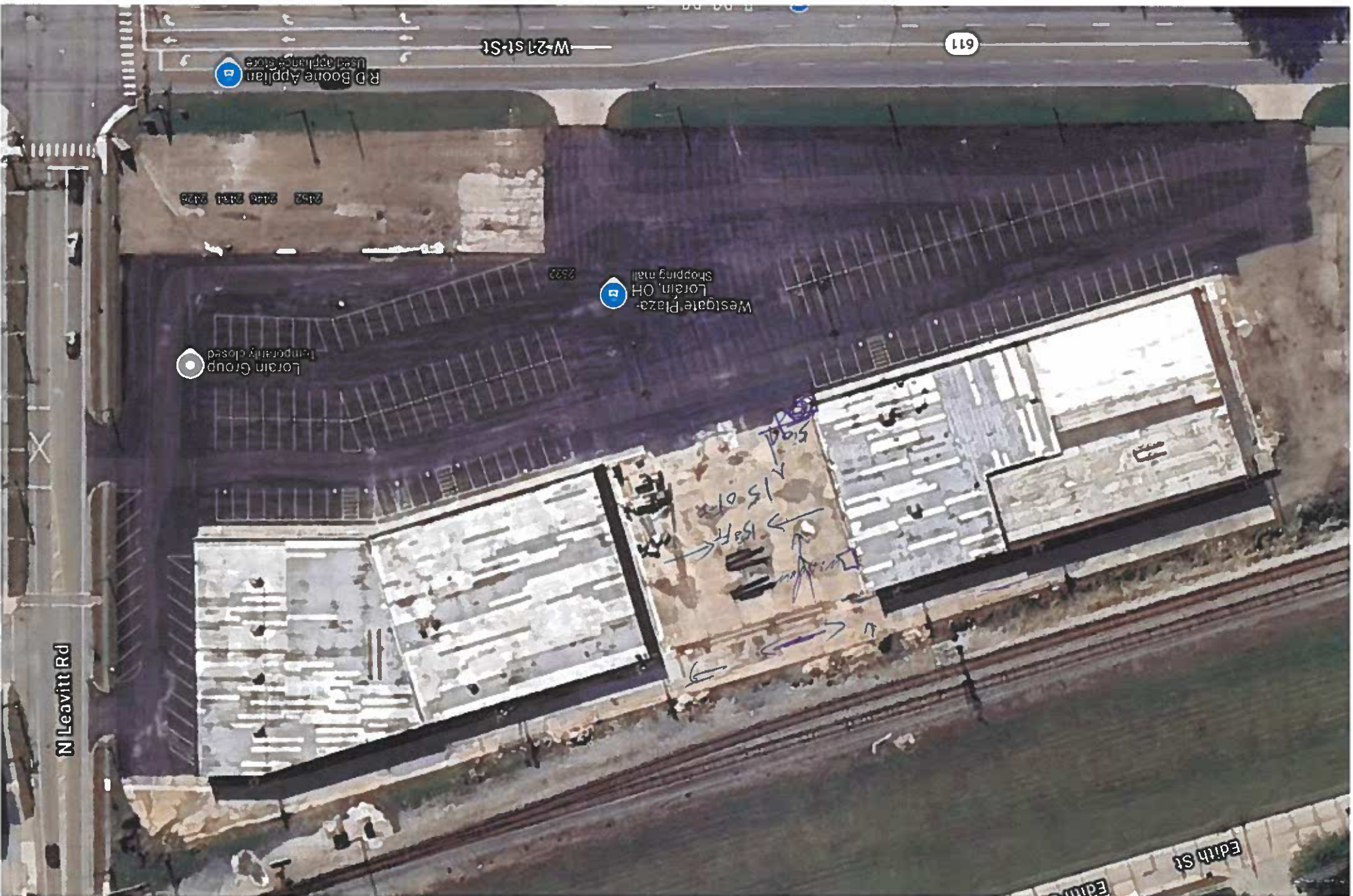
ENTER
ONLY

EXIT
ONLY

ADJACENT
PROPERTY



WESTGATE PLAZA
LORAIN, OH



R D Boone Appliance store

W 21st St

611

2152 2150 2151 2156

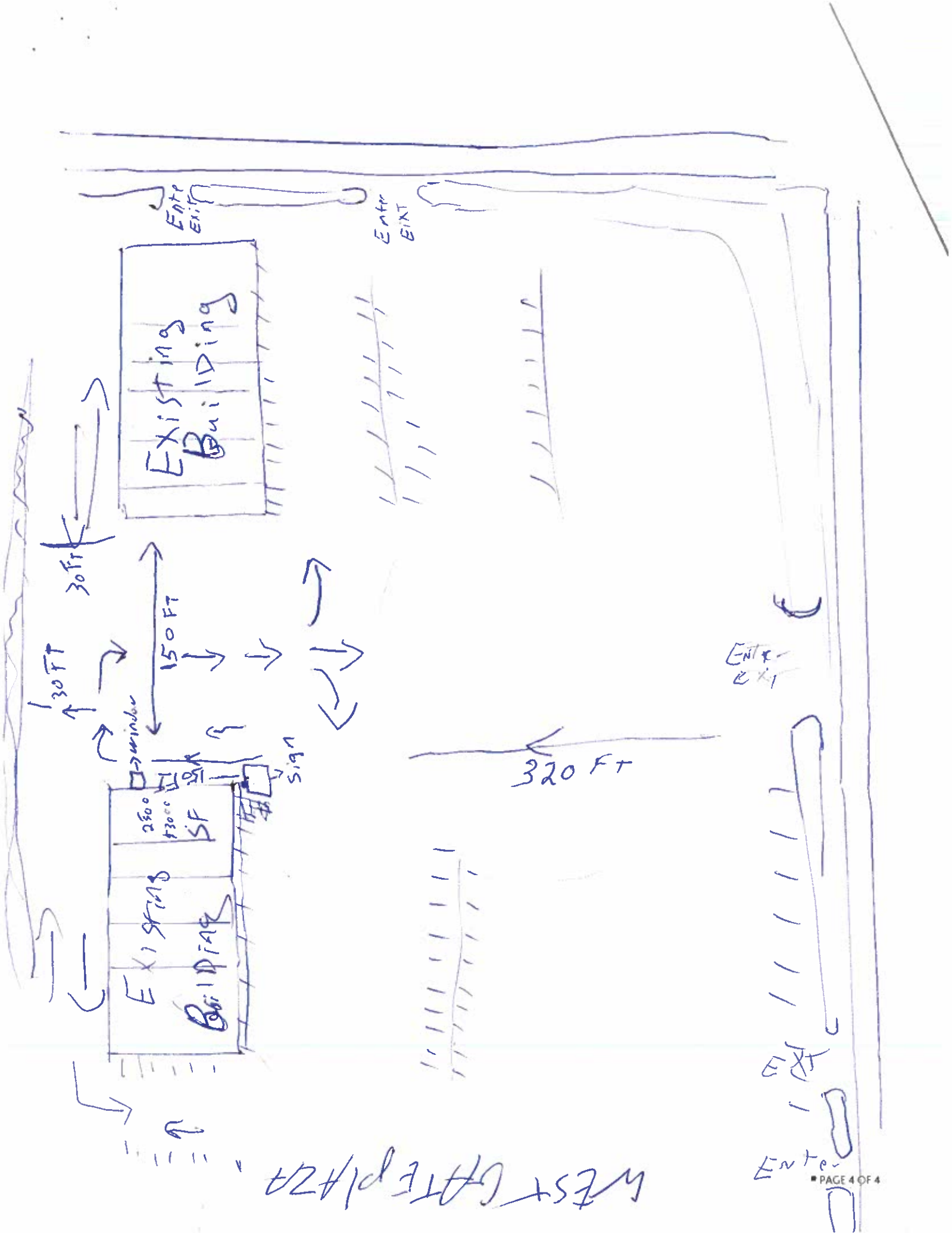
Westgate Plaza - Shopping mall
Lorain, OH

Lorain Group temporarily closed

N Leavitt Rd

Edith St

Handwritten annotations: 150 ft, 50 ft, 150 ft, with arrows pointing to building sections.



Existing Building

Existing Building

2800 SF

2300 SF

West Gate Plaza

320 FT

150 FT

30 FT

30 FT

Entrance
Exit

Entrance
Exit

Entrance
Exit

Entrance

Property Owners & Addresses

Name	Address
Lucente Samuel W & Colleen M	2403 W 21ST ST
Cleveland Marcos LLC	2130 LEAVITT RD
Lorkin Limited	W 21ST ST
Pettie Properties LLC	2511 W 21ST ST
Joseph Tiantian & William	2515 W 21ST ST
Yiu Johnny & Xiaoping	2519 W 21ST ST
Figueroa Noel	2705 W 21ST ST
Williams Chaston	W 21ST ST
Olalde Elsa & Jorge Alvarado	2665 W 21ST ST
Alvarado Jorge & Elsa Fany Olalde	2801 W 21ST ST
Vargo John M & Joanne L	REAR LAND
Lorain Metropolitan Housing Authority	2007 LEAVITT RD
Lorain Metropolitan Housing Authority	1844 REEVES AVE
Norfolk Southern Combined Railroad Subsidiaries	RAILROAD
Aine Kevin	W 21ST ST
Caferro Francesco	1984 TAIT ST
OHY Property Holdings LLC	TAIT ST
Hutchinson Matthew	NICHOLS ST
Ettorre Angelica Dale & Roman Christopher	1969 NICHOLS ST
Kilgore Clifton D III	1950 MADISON AVE
Mays Joseph	1943 MADISON AVE
Secretary of Housing and Urban Development	1936 LAKEVIEW AVE
Bucher Timothy K & John D & William & Andrew H	1945 LAKEVIEW AVE
Stawicki Christopher T	1938 LEAVITT RD



CITY OF LORAIN

Planning Commission

4. B.

Meeting Date: 06/03/2026

Subject:

L.S. 01-2026, Submission for Planning Commission's review and consideration, a lot split in an I-1 Light Industrial district.
Section 1127.03 Dimensional Requirements, and 1171.02(6) at, 2630 Colorado Ave. Map and legal descriptions "A" and "D." Jason Kucharski-agent, Rotar Industries LLC, applicant.

Attachments

Staff Report

Application and Site Plan



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. 01-2026, Submission for Planning Commission's review and consideration, a lot split in an I-1 Light Industrial district. Section 1127.03 Dimensional Requirements, and 1171.02(6) at, 2630 Colorado Ave. Map and legal descriptions "A" and "D." Jason Kucharski-agent, Rotar Industries LLC, applicant.

Lot split applications LS 01-2026 and LS 02-2026 are required to establish a secondary access point to the south of 2630 Colorado Ave, connecting to River Industrial Park Dr. This access was a mandatory condition for the approval of the self-storage facility.

Before the lot split and consolidation can be submitted to Lorain County, the associated property transfers require formal approval from City Council.

BHP is requesting approval with the following condition:

- Formal approval of the property transfer and acquisition by City Council.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator



CITY OF LORAIN
DIVISION OF BUILDINGS
LOT SPLIT APPLICATION

RECEIVED
MAY 06 2026

26387

DATE	5-6-2026
AMOUNT DUE:	\$55.00
<input type="checkbox"/> CASH	<input checked="" type="checkbox"/> CHECK # 1008
APPLICATION#	01-2026
PERMIT#	2026-0028

Location (Street or Road): Colorado Ave; River Industrial Park Rd.

Parcel #: 0300055121020; 0300055121023; 0300055121025; 0300055121032

Current Owner: Rotar Industries, LLC Telephone: 216-228-7054

Address: 2694 Edgehill Rd. Email Address: jkucharski@yahoo.com

Contact Person: Jason Kucharski Telephone: 216-228-7054

Address: 2694 Edgehill Rd. Email Address: jkucharski@yahoo.com

Name of Surveyor: Lewis Land Professionals, Inc Telephone: 330-335-8232

Address: 8691 Wadsworth Rd. Email Address: lgiffels@landprosinc.com

Existing Zoning: I-1 (Light Industrial) Total Acreage of all Lots: 6.6466

Existing Number of Lots: 4 Proposed Number of Lots: 3

Does the Proposed Split Create an Additional Building Lot? No

Is the proposed Split for the Purpose of Transfer of Land between Adjoining Property Owners? Yes

General Description of Proposal

Splitting a portion of City of Lorain property and combining it with properties currently owned by Rotar Industries LLC to create one overall Rotar Industries LLC parcel and split and give a portion of Rotar Industries LLC property to the City of Lorain.

[Signature]
Applicant's Signature

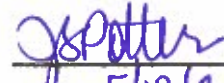
5/6/26
Date

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to the bound by this application, by an agreement made by the applicant or its agent, and by all decisions made by the City of Lorain relating to and in connection with this application.

APPROVED

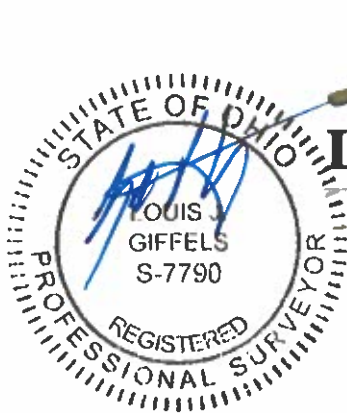
- DESCRIPTION ONLY -

BY:



DATE:

5/18/26



LEWIS LAND PROFESSIONALS

INC.

Civil Engineering & Land Surveying

Legal Description
 City of Lorain
 Lot Split Parcel "A"
 Project No. 25-344
 Area = 0.2510 Acres

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as being part of original Lot 55 of former Sheffield Township, also known as being part of a parcel of land conveyed to Rotar Industries, LLC as recorded in Instrument No. 20250074403 of the Lorain County Recorder's records and being further bounded and described as follows:

Commencing at a 5/8" iron pin found at the northeasterly corner of River Industrial Park Road (60' wide) as recorded in Plat Vol. 102, P. 92-93 of the Lorain County Recorder's records; thence **North 89°05'25" West**, along the northerly right-of-way line of said River Industrial Park Road, passing over a 5/8" iron pin (capped "Lewis Land Professionals") set at 17.00 feet, a distance of **278.62 feet** to a 5/8" iron pin (capped "R.E. Warner P.S. 8243") found at a point of curvature; thence, continuing along the northerly right-of-way line of said River Industrial Park Road, along the arc of a curve to the left, having a radius of **530.00 feet**, a delta of **25°00'53"**, a chord distance of **229.56 feet**, a chord bearing **South 78°24'08" West**, and an arc length of **231.39 feet**, to a 5/8" iron pin (capped "Lewis Land Professionals") set; thence **North 00°47'22" East** a distance of **64.71 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set, said point being the **TRUE PLACE OF BEGINNING** for the parcel of land herein described;

Thence **North 89°05'25" West**, along a northerly line of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20050063874 of the Lorain County Recorder's records, a distance of **132.54 feet** to a 5/8" iron pin (capped "T. Simon 7775") found;

Thence **North 00°47'22" East**, along an easterly line of said City of Lorain property, a distance of **82.48 feet** to a 5/8" iron pin (capped "R.E. Warner P.S. 8243") found;

Thence **South 89°05'25" East**, a distance of **132.54 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence **South 00°47'22" West** a distance of **82.48 feet** to the **PLACE OF BEGINNING** and containing **0.2510 acres** of land, more or less, as surveyed by Louis J. Giffels, Registered Surveyor No. 7790 in January 2026, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
 (330) 335-8232

APPROVED

- DESCRIPTION ONLY -

BY: SpitzerDATE: 5/18/26

LEWIS LAND PROFESSIONALS

INC.

Civil Engineering & Land Surveying

Legal Description
 City of Lorain
 New Parcel "D"
 Project No. 25-344
 Area = 6.1673 Acres

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as being part of original Lot 55 of former Sheffield Township, also known as being part of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20050063874 of the Lorain County Recorder's records, also being part of a parcel of land conveyed to Rotar Industries, LLC as recorded in Instrument No. 20250074403 of the Lorain County Recorder's records, also being all of a parcel of land conveyed to Rotar Industries, LLC as recorded in Instrument No. 20260093420 of the Lorain County Recorder's records and being further bounded and described as follows:

Commencing at a 5/8" iron pin found at the northeasterly corner of River Industrial Park Road (60' wide) as recorded in Plat Vol. 102, P. 92-93 of the Lorain County Recorder's records; thence **North 89°05'25" West**, along the northerly right-of-way line of said River Industrial Park Road, a distance of **17.00 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set, said point being the **TRUE PLACE OF BEGINNING** for the parcel of land herein described;

Thence continuing **North 89°05'25" West**, along the northerly right-of-way line of said River Industrial Park Road, a distance of **261.62 feet** to a 5/8" iron pin (capped "R.E. Warner P.S. 8243") found at a point of curvature;

Thence, continuing along the northerly right-of-way line of said River Industrial Park Road, along the arc of a curve to the left, having a radius of **530.00 feet**, a delta of **25°00'53"**, a chord distance of **229.56 feet**, a chord bearing **South 78°24'08" West**, and an arc length of **231.39 feet**, to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence **North 00°47'22" East**, passing over a 5/8" iron pin (capped "Lewis Land Professionals") set at 64.71 feet, a distance of **147.19 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence **North 89°05'25" West**, a distance of **132.54 feet** to a 5/8" iron pin (capped "R.E. Warner P.S. 8243") found;

Thence **North 00°47'22" East**, along the easterly line of a parcel of land conveyed to Horizon Activities Center as recorded in Instrument No. 20060182813 of the Lorain County Recorder's records, a distance of **217.52 feet** to a point (said point being witnessed by a 5/8" iron pin (capped "T. Simon 7775") found South 89°05'25" East 0.25');

8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
 (330) 335-8232

Thence **South 89°05'25" East**, along the southerly line of a parcel of land conveyed to DG Strategic II, LLC as recorded in Instrument No. 20110373683 of the Lorain County Recorder's records, passing over said 5/8" iron pin (capped "T. Simon 7775") found at 0.25', a distance of **199.56 feet** to a 5/8" iron pin (capped "Bayer Becker") found;

Thence **North 00°52'27" East**, along the easterly line of said DG Strategic II, LLC parcel, a distance of **270.00 feet** to a 1" iron pipe found on the southerly right-of-way line of Colorado Avenue, S.R. 611;

Thence **South 89°05'25" East**, along the southerly right-of-way line of said Colorado Avenue, also being the southerly line of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20020842815 of the Lorain County Recorder's records, a distance of **87.00 feet** to a point (said point being witnessed by an ODOT Disk found South 00°52'27" West, 0.18');

Thence **South 00°52'27" West**, along a westerly right-of-way line of said Colorado Avenue, also being the westerly line of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20020859434 of the Lorain County Recorder's records, a distance of **12.50 feet** to a point (said point being witnessed by an 5/8" iron pin found South 56°50'37" West, 0.24');

Thence **South 89°05'25" East**, along the southerly right-of-way line of said Colorado Avenue, also being the southerly line of said City of Lorain parcel as recorded in Instrument No. 20020859434, and along the southerly line of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20020859433 of the Lorain County Recorder's records, passing over a 5/8" iron pin (capped "T. Simon 7775") found at 131.44 feet and a 5/8" iron pin (bent) found at 231.10 feet, a distance of **231.44 feet** to a point (said point being witnessed by said 5/8" iron pin (bent) found North 89°05'25" West, 0.34');

Thence **South 00°47'22" West**, along the westerly line of a parcel of land conveyed to Debra B. Calabrese, AKA Debra Bennet Calabrese as recorded in Instrument No. 20180660924 of the Lorain County Recorder's records, a distance of **257.50 feet** to a 5/8" iron pin (capped "McSteen CA02236") found;

Thence **South 89°05'25" East**, along the southerly line of said Debra B. Calabrese, AKA Debra Bennet Calabrese parcel, a distance of **100.00 feet** to a 5/8" iron pin (capped "McSteen CA02236") found;

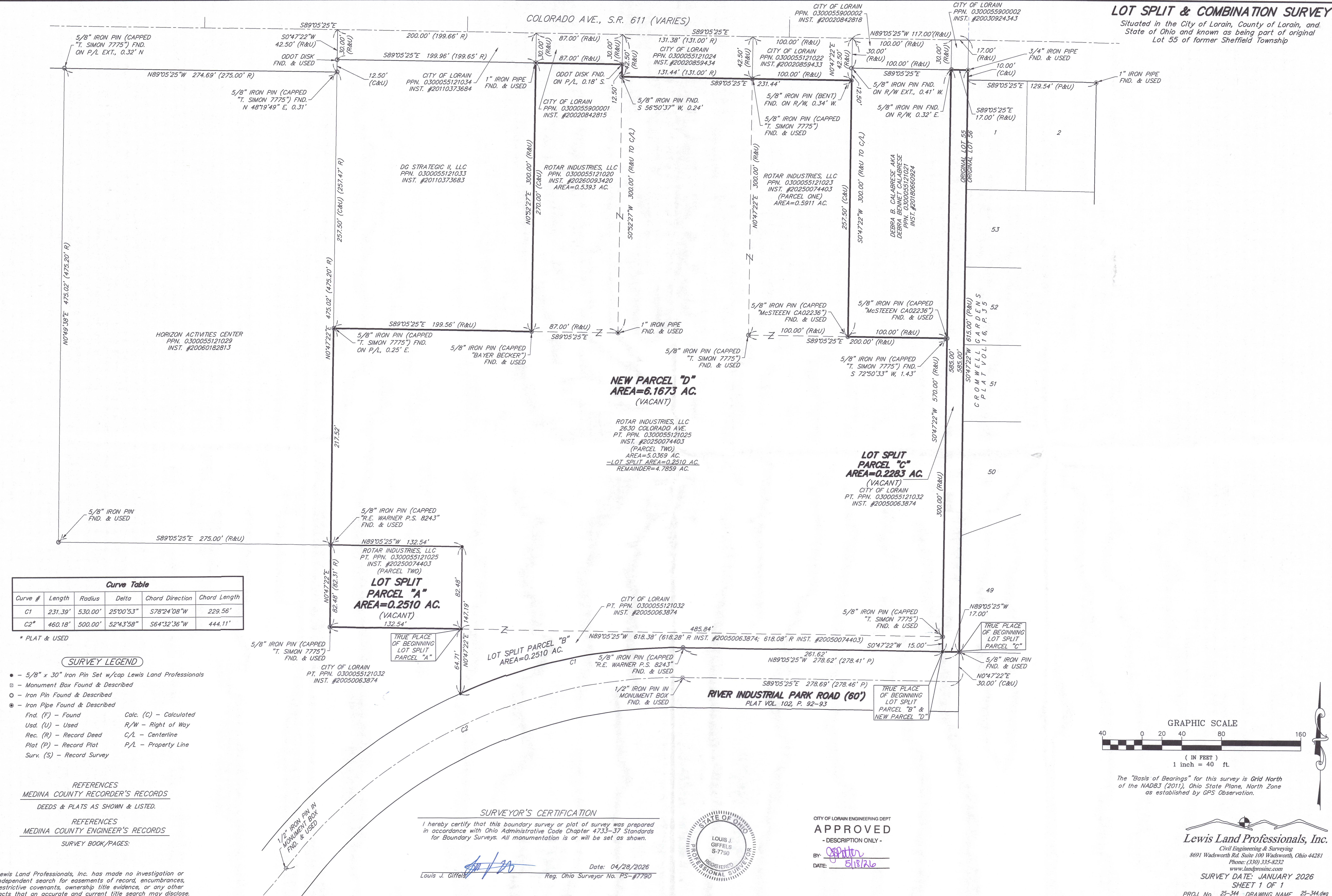
Thence **South 00°47'22" West**, along the westerly line and westerly line extended of the said City of Lorain parcel as recorded in said Instrument No. 20050063874, a distance of **315.00 feet** to the **PLACE OF BEGINNING** and containing **6.1673 acres** of land, more or less, as surveyed by Louis J. Giffels, Registered Surveyor No. 7790 in January 2026, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
(330) 335-8232

LOT SPLIT & COMBINATION SURVEY

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as being part of original Lot 55 of former Sheffield Township



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	231.39'	530.00'	25°00'53"	S78°24'08"W	229.56'
C2*	460.18'	500.00'	52°43'58"	S64°32'36"W	444.11'

* PLAT & USED

SURVEY LEGEND

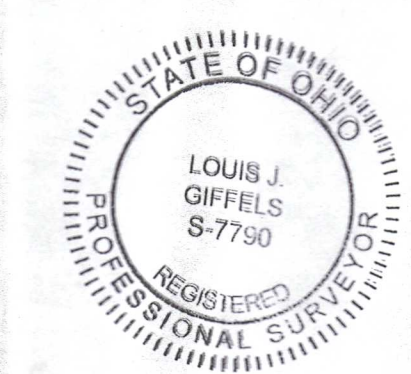
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - Monument Box Found & Described
 - - Iron Pin Found & Described
 - ⊙ - Iron Pipe Found & Described
- Fnd. (F) - Found Calc. (C) - Calculated
 Usd. (U) - Used R/W - Right of Way
 Rec. (R) - Record Deed C/L - Centerline
 Plat (P) - Record Plat P/L - Property Line
 Surv. (S) - Record Survey

REFERENCES
 MEDINA COUNTY RECORDER'S RECORDS
 DEEDS & PLATS AS SHOWN & LISTED.

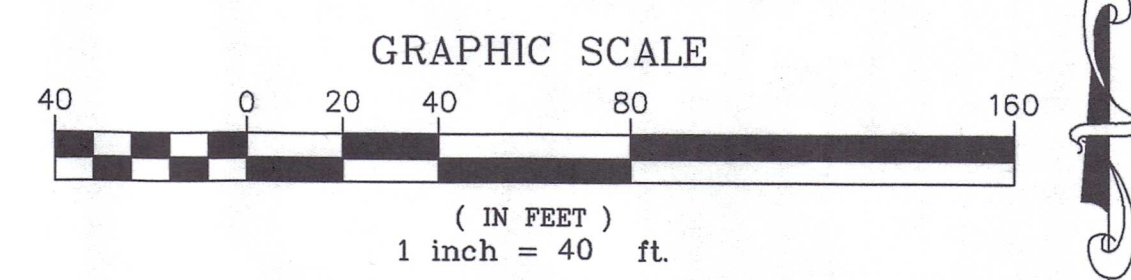
REFERENCES
 MEDINA COUNTY ENGINEER'S RECORDS
 SURVEY BOOK/PAGES:

SURVEYOR'S CERTIFICATION
 I hereby certify that this boundary survey or plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation is or will be set as shown.

Date: 04/28/2026
 Louis J. Giffels Reg. Ohio Surveyor No. PS-#7790



CITY OF LORAIN ENGINEERING DEPT
APPROVED
 - DESCRIPTION ONLY -
 BY: [Signature]
 DATE: 5/18/26



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

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

SURVEY DATE: JANUARY 2026
 SHEET 1 OF 1
 PROJ. No. 25-344 DRAWING NAME 25-344.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



CITY OF LORAIN

Planning Commission

4. C.

Meeting Date: 06/03/2026

Subject:

L.S. 02-2026, Submission for Planning Commission's review and consideration, a lot split in an I-1 Light Industrial district.

Section 1127.03 Dimensional Requirements, and 1171.02(6) at, 2630 Colorado Ave. Map and legal descriptions" B" and

"C." City of Lorain, applicant.

Attachments

Staff Report

Application and Site Plan



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. 02-2026, Submission for Planning Commission's review and consideration, a lot split in an I-1 Light Industrial district. Section 1127.03 Dimensional Requirements, and 1171.02(6) at, 2630 Colorado Ave. Map and legal descriptions" B" and "C." City of Lorain, applicant.

Lot split applications LS 01-2026 and LS 02-2026 are required to establish a secondary access point to the south of 2630 Colorado Ave, connecting to River Industrial Park Dr. This access was a mandatory condition for the approval of the self-storage facility.

Before the lot split and consolidation can be submitted to Lorain County, the associated property transfers require formal approval from City Council.

BHP is requesting approval with the following condition:

- Formal approval of the property transfer and acquisition by City Council.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator



CITY OF LORAIN
DIVISION OF BUILDINGS
LOT SPLIT APPLICATION

DATE	_____
AMOUNT DUE: \$55.00	
<input type="checkbox"/> CASH <input type="checkbox"/> CHECK #	
APPLICATION#	<u>02-2026</u>
PERMIT#	_____

Location (Street or Road): Colorado Ave

Parcel #: 0300055121032

Current Owner: City of Lorain Telephone: 440-204-2020

Address: 200 W Erie ave Email Address: _____

Contact Person: Evelisse Atkinson Telephone: _____

Address: 200 W Erie Ave Email Address: _____

Name of Surveyor: Lewis Land Professionals Telephone: 330-335-8232

Address: 8691 Wadsworth Rd Email Address: _____

Existing Zoning: I-1 Total Acreage of all Lots: 70.02

Existing Number of Lots: 1 Proposed Number of Lots: 3

Does the Proposed Split Create an Additional Building Lot? No

Is the proposed Split for the Purpose of Transfer of Land between Adjoining Property Owners? Yes

General Description of Proposal


Applicant's Signature

5.12.26
Date

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to be bound by this application, by an agreement made by the applicant or its agent, and by all decisions made by the City of Lorain relating to and in connection with this application.

APPROVED

- DESCRIPTION ONLY -

BY: gspatterDATE: 5/18/26

LEWIS LAND PROFESSIONALS INC.

Civil Engineering & Land Surveying

Legal Description
City of Lorain
Lot Split Parcel "B"
Project No. 25-344
Area = 0.2510 Acres

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as being part of original Lot 55 of former Sheffield Township, also known as being part of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20050063874 of the Lorain County Recorder's records and being further bounded and described as follows:

Commencing at a 5/8" iron pin found at the northeasterly corner of River Industrial Park Road (60' wide) as recorded in Plat Vol. 102, P. 92-93 of the Lorain County Recorder's records; thence **North 89°05'25" West**, along the northerly right-of-way line of said River Industrial Park Road, a distance of **17.00 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set, said point being the **TRUE PLACE OF BEGINNING** for the parcel of land herein described;

Thence continuing **North 89°05'25" West**, along the northerly right-of-way line of said River Industrial Park Road, a distance of **261.62 feet** to a 5/8" iron pin (capped "R.E. Warner P.S. 8243") found at a point of curvature;

Thence, continuing along the northerly right-of-way line of said River Industrial Park Road, along the arc of a curve to the left, having a radius of **530.00 feet**, a delta of **25°00'53"**, a chord distance of **229.56 feet**, a chord bearing **South 78°24'08" West**, and an arc length of **231.39 feet**, to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence **North 00°47'22" East** a distance of **64.71 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set,

Thence **South 89°05'25" East**, along the southerly line of a parcel of land conveyed to Rotar Industries, LLC as recorded in Instrument No. 20250074403 of the Lorain County Recorder's, a distance of **485.84 feet** to a 5/8" iron pin (capped "T. Simon 7775") found;

Thence **South 00°47'22" West** a distance of **15.00 feet** to the **PLACE OF BEGINNING** and containing **0.2510 acres** of land, more or less, as surveyed by Louis J. Giffels, Registered Surveyor No. 7790 in January 2026, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
(330) 335-8232

APPROVED

- DESCRIPTION ONLY -

BY: J. P. PatterDATE: 5/18/26

LEWIS LAND PROFESSIONALS

INC.

Civil Engineering & Land Surveying

Legal Description
 City of Lorain
 Lot Split Parcel "C"
 Project No. 25-344
 Area = 0.2283 Acres

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as being part of original Lot 55 of former Sheffield Township, also known as being part of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20050063874 of the Lorain County Recorder's records and being further bounded and described as follows:

Commencing at a 5/8" iron pin found at the northeasterly corner of River Industrial Park Road (60' wide) as recorded in Plat Vol. 102, P. 92-93 of the Lorain County Recorder's records, said point being the **TRUE PLACE OF BEGINNING** for the parcel of land herein described;

Thence **North 89°05'25" West**, along the northerly right-of-way line of said River Industrial Park Road, a distance of **17.00 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence **North 00°47'22" East**, along the easterly line extended and the easterly line of a parcel of land conveyed to Rotar Industries, LLC as recorded in Instrument No. 20250074403 of the Lorain County Recorder's records, and along the easterly line of a parcel of land conveyed to Debra B. Calabrese, AKA Debra Bennet Calabrese as recorded in Instrument No. 20180660924 of the Lorain County Recorder's records, a distance of **585.00 feet** to a point on the southerly right-of-way line of Colorado Avenue, S.R. 611 (said point being witnessed by a 5/8" iron pin found South 89°05'25" East, 0.32');

Thence **South 89°05'25" East**, along the southerly right-of-way line of said Colorado Avenue, also being the southerly line of a parcel of land conveyed to the City of Lorain as recorded in Instrument No. 20030924343 of the Lorain County Recorder's records, passing over said 5/8" iron pin found at 0.32', a distance of **17.00 feet** to a 3/4" iron pipe found;

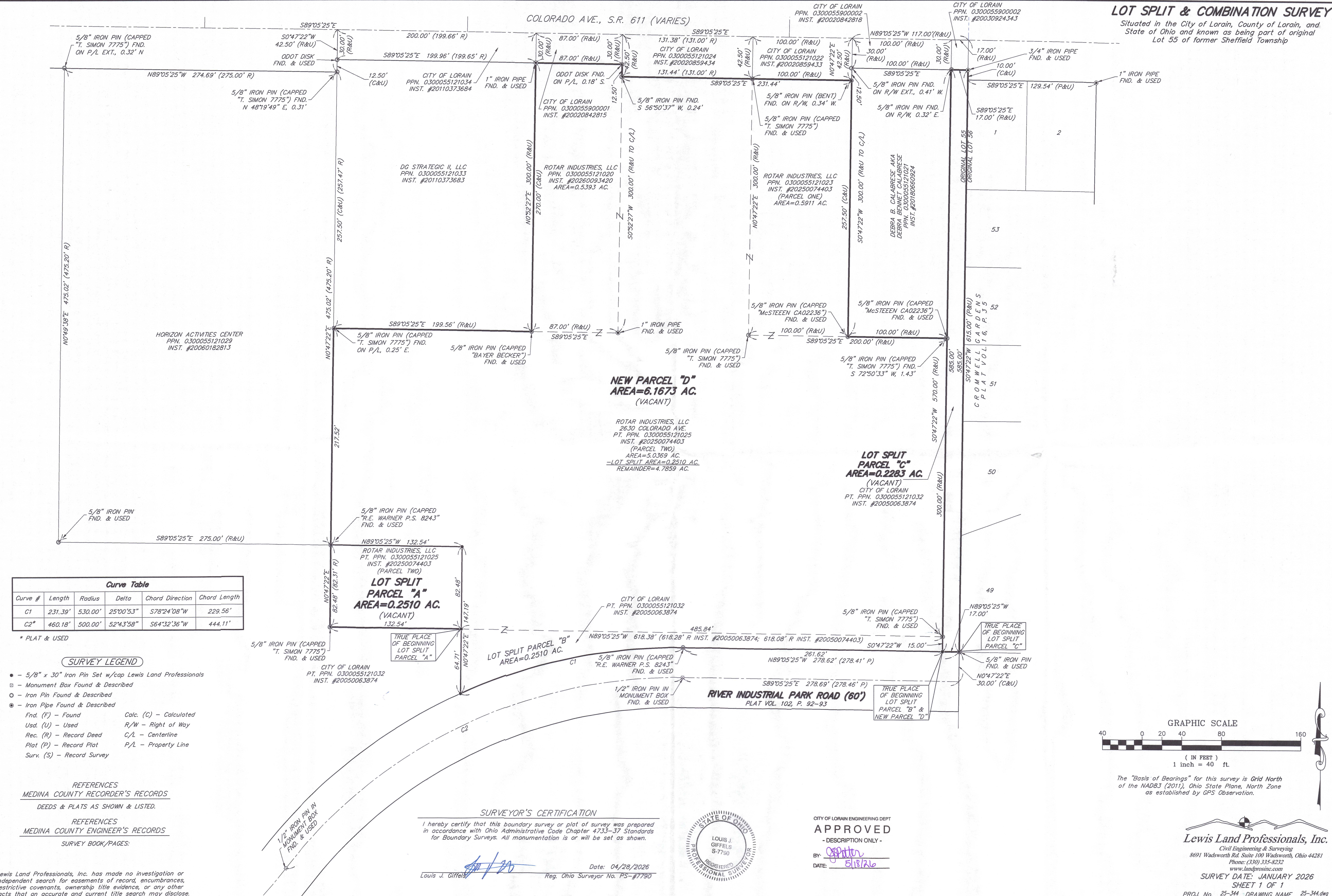
Thence **South 00°47'22" West**, along the easterly line of said original Lot 55, also being the westerly line of Cromwell Gardens as recorded in Plat Vol. 16, P. 35 of the Lorain County Recorder's records, a distance of **585.00 feet** to the **PLACE OF BEGINNING** and containing **0.2283 acres** of land, more or less, as surveyed by Louis J. Giffels, Registered Surveyor No. 7790 in January 2026, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
 (330) 335-8232

LOT SPLIT & COMBINATION SURVEY

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as being part of original Lot 55 of former Sheffield Township



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	231.39'	530.00'	25°00'53"	S78°24'08"W	229.56'
C2*	460.18'	500.00'	52°43'58"	S64°32'36"W	444.11'

* PLAT & USED

SURVEY LEGEND

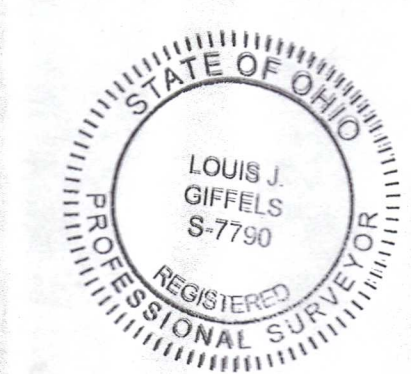
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - Monument Box Found & Described
 - - Iron Pin Found & Described
 - ⊙ - Iron Pipe Found & Described
- Fnd. (F) - Found Calc. (C) - Calculated
 Usd. (U) - Used R/W - Right of Way
 Rec. (R) - Record Deed C/L - Centerline
 Plat (P) - Record Plat P/L - Property Line
 Surv. (S) - Record Survey

REFERENCES
 MEDINA COUNTY RECORDER'S RECORDS
 DEEDS & PLATS AS SHOWN & LISTED.

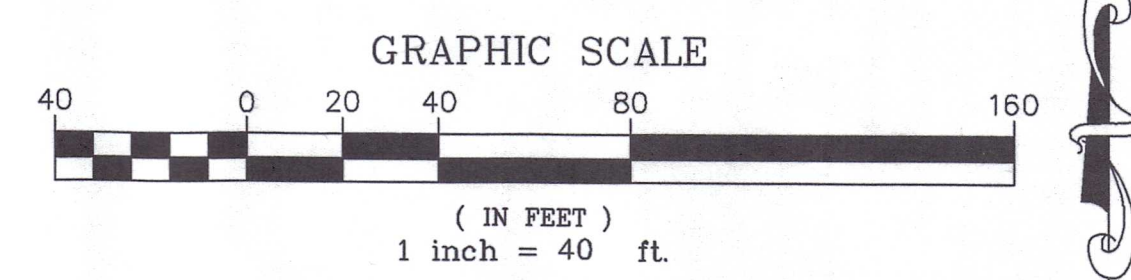
REFERENCES
 MEDINA COUNTY ENGINEER'S RECORDS
 SURVEY BOOK/PAGES:

SURVEYOR'S CERTIFICATION
 I hereby certify that this boundary survey or plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation is or will be set as shown.

Date: 04/28/2026
 Louis J. Giffels Reg. Ohio Surveyor No. PS-#7790



CITY OF LORAIN ENGINEERING DEPT
APPROVED
 - DESCRIPTION ONLY -
 BY: [Signature]
 DATE: 5/18/26



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
 Civil Engineering & Surveying
 8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
 Phone: (330) 335-8232
 www.landprosinc.com
 SURVEY DATE: JANUARY 2026
 SHEET 1 OF 1
 PROJ. No. 25-344 DRAWING NAME 25-344.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



CITY OF LORAIN

Planning Commission

4. D.

Meeting Date: 06/03/2026

Subject:

L.S. 03-2026, 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, 2327 E Erie Ave (see application BA 21-2026) Don J Tecco Development, LLC, applicant.

Attachments

Staff Report

Application and Site Plan



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. 03-2026, 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, 2327 E Erie Ave (see application BA 21-2026) 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



CITY OF LORAIN
DIVISION OF BUILDINGS
LOT SPLIT APPLICATION

DATE	_____
AMOUNT DUE: \$55.00	
<input type="checkbox"/> CASH <input type="checkbox"/> CHECK #	_____
APPLICATION#	<u>03-2026</u>
PERMIT#	_____

Location (Street or Road): 2327 East Erie Ave., Lorain, Ohio 44052

Parcel #: 03-00-049-101-027

Current Owner: Donald J Tecco Development LLC Telephone: 440.623.9594

Address: 2327 E. Erie Ave., Lorain, Ohio 44052 Email Address: dtecco@edgecliffbuilding.com

Contact Person: Don Tecco Telephone: 440.623.9594

Address: 3006 Parnham Drive, Medina, Ohio 44256 Email Address: Dtecco@edgecliffbuilding.com

Name of Surveyor: Tom Snezek Telephone: 216.385.6791

Address: 3496 Colletta Lane, Cleveland, Ohio 44111 Email Address: dadsurv@hotmail.com

Existing Zoning: R-2 Total Acreage of all Lots: 0.29

Existing Number of Lots: 1 Proposed Number of Lots: 2

Does the Proposed Split Create an Additional Building Lot? Yes

Is the proposed Split for the Purpose of Transfer of Land between Adjoining Property Owners? No

General Description of Proposal

Split off a 10' section of the western side of the existing 2327 E. Erie Ave lot to assemble with the adjacent lot 2323 E. Erie Ave to the west creating two 70' wide lots while also splitting the remaining 70' of 2327 E. Erie in half creating two 35' wide attached townhome lots. The entire site to eventually then be split into 4 townhome lots.



Applicant's Signature

5/9/2026

Date

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to the bound by this application, by an agreement made by the applicant or its agent, and by all decisions made by the City of Lorain relating to and in connection with this application.

TOWNHOUSE PARCEL #2327
LEGAL DESCRIPTION
0.1265 ACRES

Situated in the City of Lorain, County of Lorain, State of Ohio and being known as part of Original Sheffield Township Lot 49, Also part of Township 7 North, Range 17 West of the Connecticut Western Reserve. Said parcel also being known as part of lands transferred to Donald J. Tecco Development, LLC on April 14, 2026 in Warranty deed instrument #2026-0091775 of the Lorain County Recorder's records and being further bound and described as follows:

Beginning at a 1" iron pin in an iron monument box found in the centerline of East Erie Avenue, 66 feet wide. Said point also being South 67°30'15" West, a distance of 79.97 feet from the intersection with the centerline of Montana Avenue. For additional reference said point is North 67°30'15" East, along said centerline, a distance of 2625.19 feet from a 1" iron pin in an iron monument box found at the intersection with the Westerly line of Original Lot 50. Thence South 67°30'15" West, along said centerline of East Erie Avenue, a distance of 565.83 feet to a magnetic nail set and a point on the Southeasterly line of said lands transferred to Donald J. Tecco Development, LLC and the PRINCIPAL PLACE OF BEGINNING of lands herein described;

- Course 1 - Thence continuing along said centerline and the Southeasterly line of said lands transferred to Tecco Development, South 67°30'15" West, a distance of 35.00 feet to a magnetic nail set;
- Course 2 - Thence North 22°29'45" West and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 33.00 feet on the Northwestern right-of-way line of said East Erie Avenue and at 102.41 feet for an overall distance of 159.21 feet to the Southerly low water mark of the shoreline of Lake Erie as established by surveyor Charles F. Jacobs #4779 on July 14, 1969;
- Course 3 - Thence North 73°13'19" East, along said shoreline, a distance of 35.18 feet to a point;
- Course 4 - Thence South 22°29'45" East and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 42.69 feet and at 122.70 feet on the Northwestern right-of-way line of said East Erie Avenue for an overall distance 155.70 feet to a point and the PRINCIPAL PLACE OF BEGINNING of lands herein described.

(2)

Containing within said surveyed perimeter 0.1265 acres, 5,511 square feet of land, of which there are 1155 square feet are in the public right-of-way. Be the same more or less but subject to all legal highways and easements of record.

Surveyed in April of 2026 by Thomas M. Snezek, registered Ohio surveyor number 7051 using a basis of bearing along the centerline of East Erie Avenue of North $67^{\circ}30'15''$ West base on a previous survey by McGannon Surveying LLC on December 2, 2016.

Error of closure was held to 1 in 10,000 or less in accordance with standards established in O.R.C. 4733-37-04.

Project #2542
Parcel #2327
Date: 5/7/26



CITY OF LORAIN ENGINEERING DEPT

APPROVED

- DESCRIPTION ONLY -

BY:

DATE:

J. Potter
5/19/26

TOWNHOUSE PARCEL #2329

LEGAL DESCRIPTION

0.1237 ACRES

Situated in the City of Lorain, County of Lorain, State of Ohio and being known as part of Original Sheffield Township Lot 49, Also part of Township 7 North, Range 17 West of the Connecticut Western Reserve. Said parcel also being known as part of lands transferred to Donald J. Tecco Development, LLC on April 14, 2026 in Warranty deed instrument #2026-0091775 of the Lorain County Recorder's records and being further bound and described as follows:

Beginning at a 1" iron pin in an iron monument box found in the centerline of East Erie Avenue, 66 feet wide. Said point also being South 67°30'15" West, a distance of 79.97 feet from the intersection with the centerline of Montana Avenue. For additional reference said point is North 67°30'15" East, along said centerline, a distance of 2625.19 feet from a 1" iron pin in an iron monument box found at the intersection with the Westerly line of Original Lot 50. Thence South 67°30'15" West, along said centerline of East Erie Avenue, a distance of 530.83 feet to a magnetic nail set and a point on the Southeasterly corner of said lands transferred to Donald J. Tecco Development, LLC and the PRINCIPAL PLACE OF BEGINNING of lands herein described;

- Course 1 - Thence continuing along said centerline and the Southeasterly line of said lands transferred to Tecco Development, South 67°30'15" West, a distance of 35.00 feet to a magnetic nail set;
- Course 2 - Thence North 22°29'45" West and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 33.00 feet on the Northwestern right-of-way line of said East Erie Avenue and at 113.01 feet for an overall distance of 155.70 feet to the Southerly low water mark of the shoreline of Lake Erie as established by surveyor Charles F. Jacobs #4779 on July 14, 1969;
- Course 3 - Thence North 73°13'19" East, along said shoreline, a distance of 35.18 feet to a point on the Northeasterly line of said lands transferred to Tecco and on the Southwesterly line of lands transferred to Kenneth W. Canary on April 9, 1985 in warranty deed volume 1372, page 446 of the Lorain County Recorder's records;
- Course 4 - Thence South 22°29'45" East along the Northeasterly line of said lands transferred to Tecco and Southeasterly line of lands transferred to Canary and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 35.69 feet and at 119.20 feet on the Northwestern right-of-way line of said East Erie Avenue for an overall distance 152.20 feet to a point and the PRINCIPAL PLACE OF BEGINNING of lands herein described.

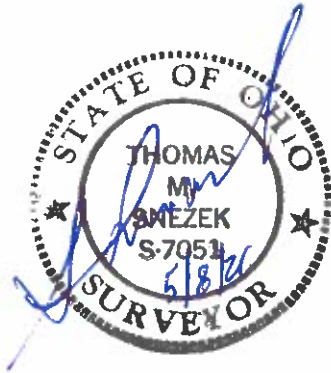
(2)

Containing within said surveyed perimeter 0.1237 acres, 5,388 square feet of land, of which there are 1155 square feet are in the public right-of-way. Be the same more or less but subject to all legal highways and easements of record.

Surveyed in April of 2026 by Thomas M. Snezek, registered Ohio surveyor number 7051 using a basis of bearing along the centerline of East Erie Avenue of North 67°30'15" West base on a previous survey by McGannon Surveying LLC on December 2, 2016.

Error of closure was held to 1 in 10,000 or less in accordance with standards established in O.R.C. 4733-37-04.

Project #2542
Parcel #2329
Date: 5/7/26



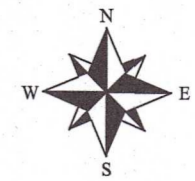
CITY OF LORAIN ENGINEERING DEPT
APPROVED
- DESCRIPTION ONLY -
BY: *[Signature]*
DATE: 5/19/26

MAP OF SURVEY LOT SPLIT & ASSEMBLY PLAT

PREPARED FOR:

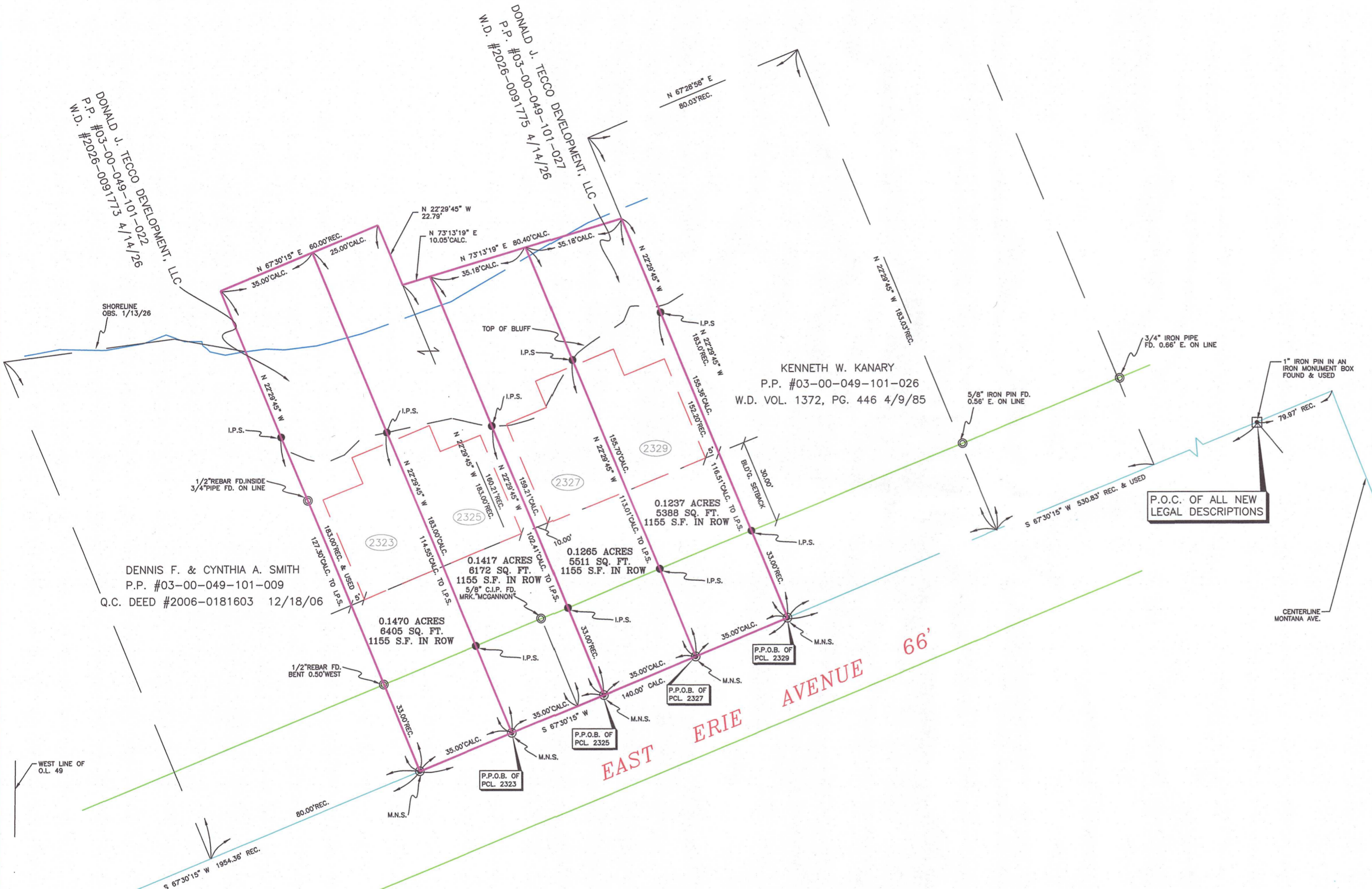
DONALD J. TECCO DEVELOPMENT, LLC

2323/2327 EAST ERIE AVENUE LORAIN, OHIO 44052



SCALE: 1" = 30'

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.



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 11th DAY OF May 2026.

[Signature]
DARSON CLELAND
NOTARY PUBLIC

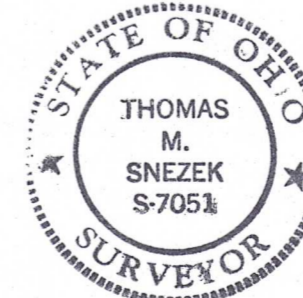
4-27-2030
MY COMMISSION EXPIRES



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 HERON. 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.

[Signature]
THOMAS M. SNEZEK, P.S. 7051 DATE 5/6/26



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

CITY OF LORAIN ENGINEERING DEPT

APPROVED

- DESCRIPTION ONLY -

BY: *[Signature]*
DATE: 5/16/26

PREPARED BY:
SNEZEK & ASSOCIATES, L.L.C.

PROFESSIONAL SURVEYORS 3496 COLLETTA LANE
CLEVELAND, OHIO 44111 (216) 671-4902
DADSURV@HOTMAIL.COM CELL (216)-385-6791

PROJECT #2542 MAY 8, 2026



CITY OF LORAIN

Planning Commission

4. E.

Meeting Date: 06/03/2026

Subject:

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.

Attachments

Staff Report

Application and Site Plan



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



CITY OF LORAIN
DIVISION OF BUILDINGS
LOT SPLIT APPLICATION

DATE	_____
AMOUNT DUE: \$55.00	
<input type="checkbox"/> CASH <input type="checkbox"/> CHECK #	
APPLICATION#	<u>04-2026</u>
PERMIT#	_____

Location (Street or Road): 2323 East Erie Ave., Lorain, Ohio 44052

Parcel #: 03-00-049-101-022

Current Owner: Donald J Tecco Development LLC Telephone: 440.623.9594

Address: 2323 E. Erie Ave., Lorain, Ohio 44052 Email Address: dtecco@edgecliffbuilding.com

Contact Person: Don Tecco Telephone: 440.623.9594

Address: 3006 Parnham Drive, Medina, Ohio 44256 Email Address: Dtecco@edgecliffbuilding.com

Name of Surveyor: Tom Snezek Telephone: 216.385.6791

Address: 3496 Colletta Lane, Cleveland, Ohio 44111 Email Address: dadsurv@hotmail.com

Existing Zoning: R-2 Total Acreage of all Lots: 0.25

Existing Number of Lots: 1 Proposed Number of Lots: 2

Does the Proposed Split Create an Additional Building Lot? Yes

Is the proposed Split for the Purpose of Transfer of Land between Adjoining Property Owners? No

General Description of Proposal

Split lot in half creating two 35' wide parcels for proposed attached townhomes after consolidating 10' of lot width from parcel split of adjacent lot to the east, 2327 E. Erie Ave. The site to eventually then be split into 4 townhome lots.



Applicant's Signature

5/9/2026

Date

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to the bound by this application, by an agreement made by the applicant or its agent, and by all decisions made by the City of Lorain relating to and in connection with this application.

TOWNHOUSE PARCEL #2323
LEGAL DESCRIPTION
0.1470 ACRES

Situated in the City of Lorain, County of Lorain, State of Ohio and being known as part of Original Sheffield Township Lot 49, Also part of Township 7 North, Range 17 West of the Connecticut Western Reserve. Said parcel also being known as part of lands transferred to Donald J. Tecco Development, LLC on April 14, 2026 in Warranty deed instrument #2026-0091773 of the Lorain County Recorder's records and being further bound and described as follows:

Beginning at a 1" iron pin in an iron monument box found in the centerline of East Erie Avenue, 66 feet wide. Said point also being South 67°30'15" West, a distance of 79.97 feet from the intersection with the centerline of Montana Avenue. For additional reference said point is North 67°30'15" East, along said centerline, a distance of 2625.19 feet from a 1" iron pin in an iron monument box found at the intersection with the Westerly line of Original Lot 50. Thence South 67°30'15" West, along said centerline of East Erie Avenue, a distance of 635.83 feet to a magnetic nail set and the PRINCIPAL PLACE OF BEGINNING of lands herein described;

- Course 1 - Thence continuing along said centerline and the Southeasterly line of said lands transferred to Tecco Development, South 67°30'15" West, a distance of 35.00 feet to a magnetic nail set and the Southwesterly corner of said lands transferred to Tecco Development and the Southeasterly corner of lands transferred to Dennis F. and Cynthia A. Smith on December 18th, 2006 in Quit Claim deed instrument #2006-0181603 of the Lorain County Recorder's records.
- Course 2 - Thence North 22°29'45" West along the Southwesterly line of said lands transferred to Tecco Development and the Northeasterly line of said lands transferred to Smith and passing through a point on the Northwesterly right-of-way line of said East Erie Avenue witnessed by a ½" iron pin bent 0.50 feet West 102.73 feet and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 127.30 feet for an overall distance of 183.00 feet to a point on the Southerly low water mark of the shoreline of Lake Erie as established by surveyor Charles F. Jacobs #4779 on July 14, 1969;
- Course 3 - Thence North 67°30'15" East, along said shoreline, a distance of 35.00 feet to a point;

(2)

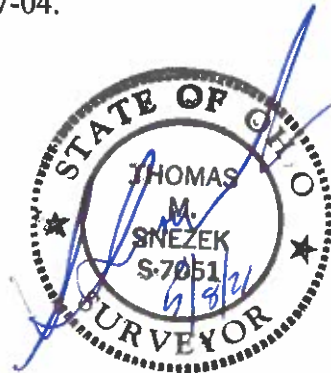
Course 4 - Thence South 22°29'45" East, and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 68.45 feet and at 150.00 feet on the Northwesterly right-of-way of said East Erie Avenue, for an overall distance of 183.00 feet to a point and the PRINCIPAL PLACE OF BEGINNING of lands herein described.

Containing within said surveyed perimeter 0.1470 acres, 6,405 square feet of land, of which there are 1155 square feet are in the public right-of-way. Be the same more or less but subject to all legal highways and easements of record.

Surveyed in April of 2026 by Thomas M. Snezek, registered Ohio surveyor number 7051 using a basis of bearing along the centerline of East Erie Avenue of North 67°30'15" West base on a previous survey by McGannon Surveying LLC on December 2, 2016.

Error of closure was held to 1 in 10,000 or less in accordance with standards established in O.R.C. 4733-37-04.

Project #2542
Parcel #2323
Date: 5/7/26



CITY OF LORAIN ENGINEERING DEPT

APPROVED

- DESCRIPTION ONLY -

BY: *[Signature]*

DATE: 5/19/26

TOWNHOUSE PARCEL #2325

LEGAL DESCRIPTION

0.1417 ACRES

Situated in the City of Lorain, County of Lorain, State of Ohio and being known as part of Original Sheffield Township Lot 49, Also part of Township 7 North, Range 17 West of the Connecticut Western Reserve. Said parcel also being known as part of lands transferred to Donald J. Tecco Development, LLC on April 14, 2026 in Warranty deed instrument #2026-0091773 and #2026-0091775 of the Lorain County Recorder's records and being further bound and described as follows:

Beginning at a 1" iron pin in an iron monument box found in the centerline of East Erie Avenue, 66 feet wide. Said point also being South 67°30'15" West, a distance of 79.97 feet from the intersection with the centerline of Montana Avenue. For additional reference said point is North 67°30'15" East, along said centerline, a distance of 2625.19 feet from a 1" iron pin in an iron monument box found at the intersection with the Westerly line of Original Lot 50. Thence South 67°30'15" West, along said centerline of East Erie Avenue, a distance of 600.83 feet to a magnetic nail set on the Southeasterly line of said lands transferred to Donald J. Tecco Development, LLC and the PRINCIPAL PLACE OF BEGINNING of lands herein described;

- Course 1 - Thence continuing along said centerline and the Southeasterly line of said lands transferred to Tecco Development, South 67°30'15" West, a distance of 35.00 feet to a magnetic nail set;
- Course 2 - Thence North 22°29'45" West and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 33.00 feet on the Northwestern right-of-way line of said East Erie Avenue and at 114.55 feet for an overall distance of 183.00 feet to a point on the Southerly low water mark of the shoreline of Lake Erie as established by surveyor Charles F. Jacobs #4779 on July 14, 1969;
- Course 3 - Thence North 67°30'15" East, along said shoreline, a distance of 25.00 feet to a point;
- Course 4 - Thence South 22°29'45" East, along the Northeasterly line of said lands transferred to Tecco, a distance of 22.79 feet to a point on the northwesterly corner of lands transferred to Donald J. Tecco Development, LLC on April 14, 2026 in Warranty deed instrument #2026-0091775 of the Lorain County Recorder's records;

(2)

Course 5 - Thence North 73°13'19" East, along the Northerly line of said lands transferred to Tecco, a distance of 10.05 feet to a point;

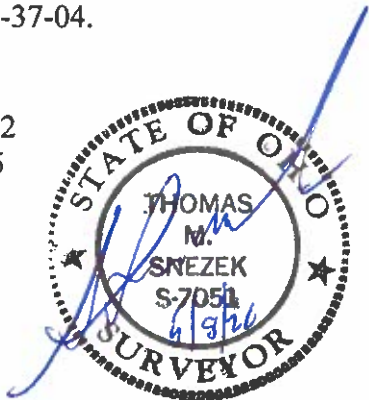
Course 6 - Thence South 22°29'45" East, and passing through a 5/8" iron pin with identification cap marked "T. Snezek, S-7051" set at 56.80 feet and at 126.21 feet on the Northwesterly right-of-way line of said East Erie Avenue, for an overall distance of 159.21 feet to a point and the PRINCIPAL PLACE OF BEGINNING of lands herein described.

Containing within said surveyed perimeter 0.1417 acres, 6,172 square feet of land, of which there are 1155 square feet are in the public right-of-way. Be the same more or less but subject to all legal highways and easements of record.

Surveyed in April of 2026 by Thomas M. Snezek, registered Ohio surveyor number 7051 using a basis of bearing along the centerline of East Erie Avenue of North 67°30'15" West base on a previous survey by McGannon Surveying LLC on December 2, 2016.

Error of closure was held to 1 in 10,000 or less in accordance with standards established in O.R.C. 4733-37-04.

Project #2542
Parcel #2325
Date: 5/7/26



CITY OF LORAIN ENGINEERING DEPT

APPROVED

- DESCRIPTION ONLY -

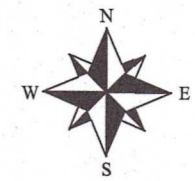
BY: *J. P. Patten*
DATE: 5/19/26

MAP OF SURVEY LOT SPLIT & ASSEMBLY PLAT

PREPARED FOR:

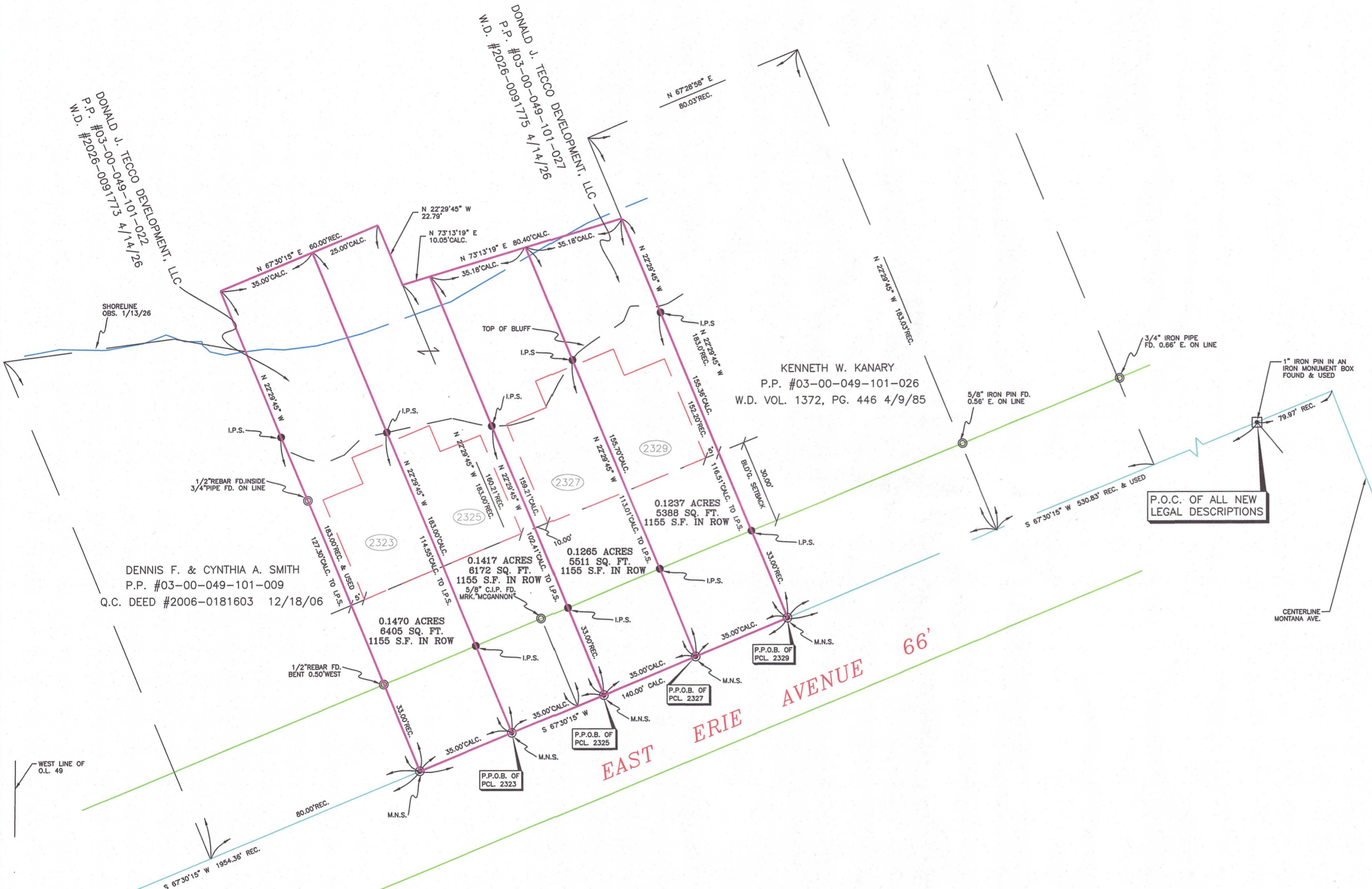
DONALD J. TECCO DEVELOPMENT, LLC

2323/2327 EAST ERIE AVENUE LORAIN, OHIO 44052



SCALE: 1" = 30'

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.



- 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.

[Signature]
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 11th DAY OF May 2026.

[Signature] Darson Clelland
NOTARY PUBLIC

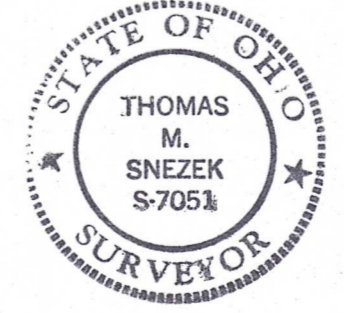
4-27-2030
MY COMMISSION EXPIRES



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 HERON. 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.

[Signature] 4/16/26
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

CITY OF LORAIN ENGINEERING DEPT

APPROVED
- DESCRIPTION ONLY -

BY: *[Signature]*
DATE: 4/16/26

PREPARED BY:
SNEZEK & ASSOCIATES, L.L.C.

PROFESSIONAL SURVEYORS 3496 COLLETTA LANE
CLEVELAND, OHIO 44111 (216) 671-4902
DADSURV@HOTMAIL.COM CELL (216)-385-6791

PROJECT #2542 MAY 8, 2026



CITY OF LORAIN

Planning Commission

4. F.

Meeting Date: 06/03/2026

Subject:

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.

Attachments

Staff Report

Application and Site Plan



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





380

NORTH RIDGE RD

66



CITY OF LORAIN
DIVISION OF BUILDINGS
LOT SPLIT APPLICATION

RECEIVED
MAY 14 2026
BY: _____

DATE 4/16/2026
AMOUNT DUE: \$55.00
 CASH CHECK # _____
APPLICATION# 05-2026
PERMIT# _____

Location (Street or Road): 380 N Ridge Road W Lorain OH 44053

Parcel #: 02-01-003-262-025

Current Owner: Janice Mumma Telephone: 740-739-2612

Address: 3423 Dayton Avenue Lorain, OH 44055 Email Address: Mummajanice1@gmail.com

Contact Person: Sam LoFaso Telephone: 440-342-2945

Address: 4118 Center Road Brunswick OH 44212 Email Address: sold@samlofaso.com

Name of Surveyor: Thomas Simon Telephone: 440-309-4859

Address: 150 Olive St Elyria, OH 44035 Email Address: tasimon@windstream.net

Existing Zoning: _____ Total Acreage of all Lots: 10

Existing Number of Lots: 1 Proposed Number of Lots: 2

Does the Proposed Split Create an Additional Building Lot? No

Is the proposed Split for the Purpose of Transfer of Land between Adjoining Property Owners? No

General Description of Proposal

Janice Mumma, the current owner, is requesting to split the 10 acre lot into 2 parcels. The 1st would include the triplex unit, the shed and 6.2411 acres. The second parcel would include the house, the barn the garage and 3.7573 acres. Thomas Simon's survey and description are attached.

Janice Mumma
Applicant's Signature

5/14/26
Date

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to be bound by this application, by an agreement made by the applicant or its agent, and by all decisions made by the City of Lorain relating to and in connection with this application.

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

April 16, 2025
Job No. 2007-054

Boundary Description
Split
3.7573 Acres

Situated in the City of Lorain, County of Lorain, in the State of Ohio and being known as part of Original Black River Township Lot No. 3, Tract 1 and being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of South Broadway and North Ridge Road (50 feet wide);

Thence, North 55 degrees 57'26" West a distance of 227.04 feet along the centerline of North Ridge Road to an iron pin found in a monument box at an angle point thereon;

Thence, North 69 degrees 15'26" West a distance of 194.70 feet along the centerline of North Ridge Road to an angle point thereon;

Thence, South 82 degrees 56'34" West a distance of 630.30 feet along the centerline of North Ridge Road to an angle point thereon;

Thence, South 85 degrees 31'54" West a distance of 728.14 feet along the centerline of North Ridge Road, to a point thereon, being the Principal Place of Beginning;

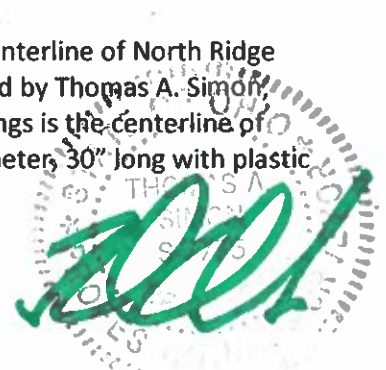
Thence, North 01 degrees 30'45" West passing through an iron pin set at 25.03 feet, a distance of 1365.56 feet to an iron pin set;

Thence, North 88 degrees 49'31" East a distance of 120.14 feet to an iron pin set on the Westerly line of land conveyed to Nelson R. Bregon and Alicia Carrero by deed recorded in Official Record Volume 1389 Page 96 of Lorain County Recorder's Records on November 15, 1996;

Thence, South 01 degrees 30'53" East a distance of 1358.64 feet along the Westerly line of said land conveyed to Nelson R. Bregon and Alicia Carrero, to the Southwesterly corner thereof, being a point on the centerline of North Ridge Road, said line passes through a cross cut on top of a stone monument 25.03 feet Northerly therefrom;

Thence, South 85 degrees 31'54" West a distance of 120.35 feet along the centerline of North Ridge Road, to the Principal Place of Beginning, containing 3.7573 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in October, 2007. Basis of bearings is the centerline of North Ridge Road (North 85 degrees 31'54" East). Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

CITY OF LORAIN ENGINEERING DEPT
APPROVED
- DESCRIPTION ONLY -
BY: T. Simon
DATE: 5/20/26



THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

April 16, 2025
Job No. 2007-054

Boundary Description
Remainder
6.2411 Acres

Situated in the City of Lorain, County of Lorain, in the State of Ohio and being known as part of Original Black River Township Lot No. 3, Tract 1 and being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of South Broadway and North Ridge Road (50 feet wide);

Thence, North 55 degrees 57'26" West a distance of 227.04 feet along the centerline of North Ridge Road to an iron pin found in a monument box at an angle point thereon;

Thence, North 69 degrees 15'26" West a distance of 194.70 feet along the centerline of North Ridge Road to an angle point thereon;

Thence, South 82 degrees 56'34" West a distance of 630.30 feet along the centerline of North Ridge Road to an angle point thereon;

Thence, South 85 degrees 31'54" West a distance of 728.14 feet along the centerline of North Ridge Road, to a point thereon, being the Principal Place of Beginning;

Thence, North 01 degrees 30'45" West passing through an iron pin set at 25.03 feet, a distance of 1365.56 feet to an iron pin set;

Thence, North 88 degrees 49'31" East a distance of 120.14 feet to an iron pin set on the Westerly line of land conveyed to Nelson R. Bregon and Alicia Carrero by deed recorded in Official Record Volume 1389 Page 96 of Lorain County Recorder's Records on November 15, 1996;

Thence, North 01 degrees 30'53" West a distance of 464.77 feet along the Westerly line of said land conveyed to Nelson R. Bregon and Alicia Carrero, to a drill hole found in a sandstone monument found at the Northwesterly corner thereof, being a point on the Southerly line of land conveyed to Kenneth M. and Callene L. Derrick by deed recorded in document no. 20040976167 of Lorain County Recorder's Records on January 2, 2004;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

April 16, 2025
Job No. 2007-054

Boundary Description
Remainder
6.2411 Acres

Thence, South 88 degrees 47'48" West a distance of 379.54 feet along the Southerly line of said land conveyed to Kenneth M. and Callene L. Derrick to the Southwesterly corner thereof, being a point on the Easterly line of land conveyed to the City of Lorain by deed recorded in Deed Volume 141 Page 560 of Lorain County Recorder's Records on February 20, 1917;

Thence, South 01 degrees 29'43" East a distance of 464.58 feet along said Easterly line of land conveyed to the City of Lorain, to an iron pipe found set thereon, being the Northwesterly corner of land conveyed to L & F 401 Co. by deed recorded in document no. 20120427588 of Lorain County Recorder's Records on September 7, 2012;

Thence, North 88 degrees 49'31" East a distance of 189.75 feet along the Northerly line of said land conveyed to L & F 401 Co. to an iron pipe found set at the Northeasterly corner thereof;

Thence, South 01 degrees 30'45" East a distance of 1369.57 feet along the Easterly line of said land conveyed to L & F 401 Co., to the Southeasterly corner thereof, being a point on the centerline of North Ridge Road, said line passes through an iron pin set 25.03 feet Northerly therefrom;

Thence, North 85 degrees 31'54" East a distance of 69.90 feet along the centerline of North Ridge Road, to the Principal Place of Beginning, containing 6.2411 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in October, 2007. Basis of bearings is the centerline of North Ridge Road (North 85 degrees 31'54" East). Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

CITY OF LORAIN ENGINEERING DEPT

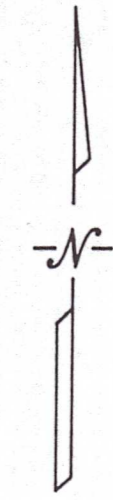
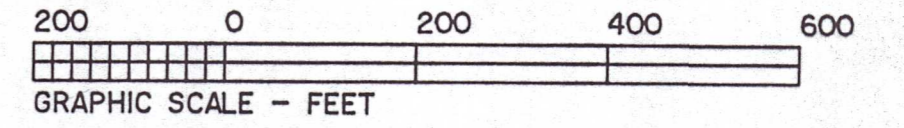
APPROVED

- DESCRIPTION ONLY -

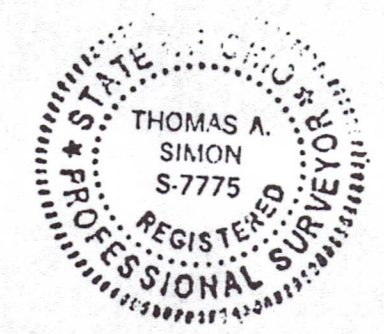
BY: *js*

DATE: 5/19/26





DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.



Thomas A. Simon
 THOMAS A. SIMON
 REG. PROFESSIONAL SURVEYOR
 NO. S-7775

BASIS OF BEARINGS IS THE CENTERLINE OF NORTH RIDGE ROAD, (NORTH 85°31'54" EAST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

CITY OF LORAIN ENGINEERING DEPT
APPROVED
 - DESCRIPTION ONLY -
 BY: *[Signature]*
 DATE: *5/19/20*

SOUTH BROADWAY

NORTH RIDGE ROAD (50')

PLAT OF SURVEY & SPLIT FOR ROSE HENCHECK

BEING KNOWN AS PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 3, TRACT 1
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

OCTOBER, 2007 SCALE: 1" = 200'

UPDATED: MAY 27, 2010

KENNETH M. & CALLENE L. DERRICK
 DOC. #20040976167
 1/2/04

DH IN STONE MON. FD. & USED
 I. PIPE FD. S. 0.31' E. 1.04'
 N 88°47'48"E 379.54' M. 379.65' D.
 193.58' M. 193.76' D.
 359.86' M.
 I. PIPE FD. BENT N. 0.17'
 I. PIPE FD. N. 1.17'

CITY OF LORAIN
 DV 141 PG 560
 2/20/17

REMAINDER 6.2411 ACS.

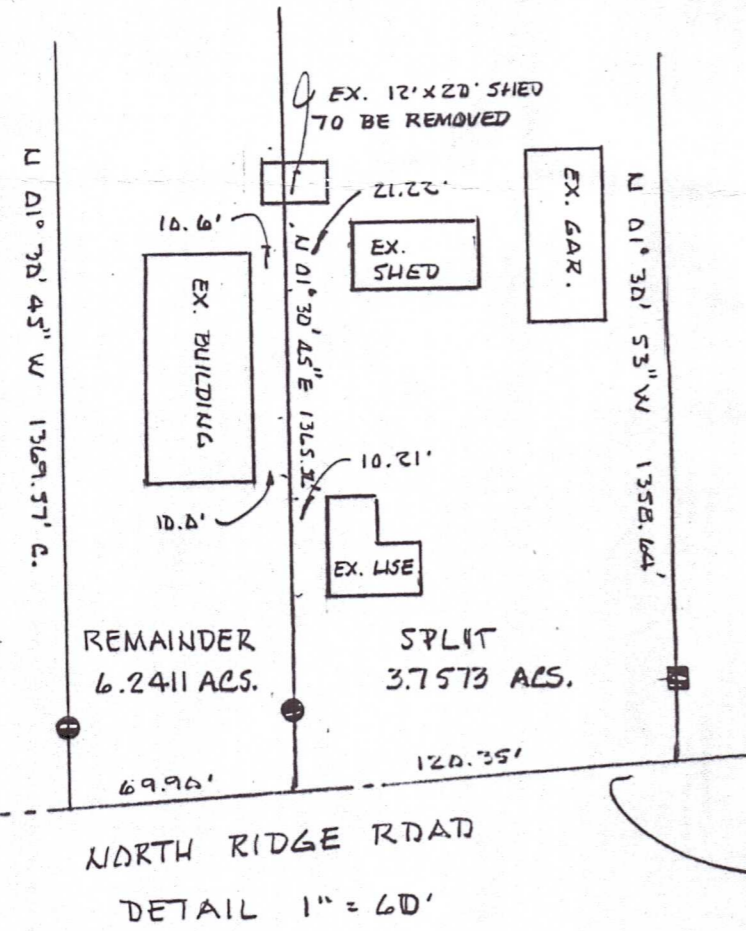
SPLIT 3.7573 ACS.

NELSON R. BREGON & ALICIA CARRERO
 ORV 1389 PG 96
 11/15/96

1824' +/- D.
 1813' +/- D.
 S 01°30'53"E 1823.41'

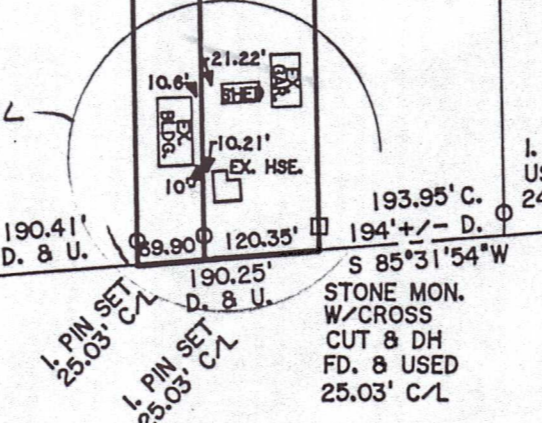
N 01°30'53"W 1358.64'
 WATER MAIN EXPOSED
 DV 723 P. 471
 S 01°30'45"E 1368.56'

N 01°30'45"W 1369.57' C.
 L & F 401 CO.
 1369.39' D.
 Doc. # 20120427528
 9/1/12
 S 01°29'43"E 1380.51' C.



NORTH RIDGE ROAD
 DETAIL 1" = 60'

SEE DETAIL



I. PIPE FD. USED E-W 24.65' C/L 413.84'
 S 85°31'54"W
 194' +/- D.
 193.95' C.
 STONE MON. W/CROSS CUT & DH FD. & USED 25.03' C/L

THOMAS SIMON & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
 ELYRIA, OHIO 44035

(440) 327-2925
 FAX 327-2964



CITY OF LORAIN

Planning Commission

4. G.

Meeting Date: 06/03/2026

Subject:

F.D.P. 04-2026, Submission for Planning Commission's review and consideration, an Amended Development Plan to install a second commercial driveway in an I-1 Light Industrial district. Section 1149.06 Access Management, located at, 214 E 34th St. Ken Weaver- agent, Reliable Holdings LLC, applicant.

Attachments

Plan Review Comments
Application and Site Plan



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

Re: *F.D.P. 04-2026, Submission for Planning Commission's review and consideration, an Amended Development Plan to install a second commercial driveway in an I-1 Light Industrial district. Section 1149.06 Access Management, located at, 214 E 34th St. Ken Weaver- agent, Reliable Holdings LLC, applicant.*

The traffic analysis was not conducted (see BA 23-2026) and commercial driveway spacing standards are not considered near residential districts and uses. The traffic analysis may help to determine 1149.06(e)4). The proposed driveway (35 feet) and apron (45 feet) exceed the maximum width (34/40 feet) per, Section 1149.04(C) and Section 905.02 (35 feet).

Section 1149.06 Access Management reads as follows:

(d) Commercial Driveways Permitted.

(1) The number of commercial driveways serving a property shall be the minimum number necessary to provide reasonable user access and access for emergency vehicles, while preserving traffic operations and safety along the public street.

(2) Access shall be provided for each separately owned parcel. Access may be via an individual driveway, shared driveway or service drive.

(3) More than one (1) driveway may be permitted for a property only as follows:

A. One (1) additional driveway may be allowed for properties with a continuous frontage greater than 300 feet, if the planning commission determines there are no other reasonable access alternatives;

B. The Planning Commission determines, based on a traffic impact analysis, that additional access is justified without compromising traffic operations along the public street; and

C. The minimum spacing requirements, specified in Table 1149.06 can be met.

(e) Commercial Driveway Design.

(1) All commercial driveways shall be designed according to the standards of the City of Lorain or ODOT, as applicable.

(2) For high traffic generators, or for commercial driveways along streets experiencing or expected to experience congestion, the Planning Commission may require individual right- and left-turn egress lanes.

(3) Where a boulevard entrance is proposed by the applicant or required by the planning commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will use the

driveway. The minimum area of the island shall be 180 square feet. The Planning Commission may require landscaping, tolerant of street conditions, on the section outside the public right-of-way.

(4) The Planning Commission may require an applicant to provide a traffic impact analysis to be performed by a qualified transportation engineer where the scale of a proposed development, the anticipated peak hour traffic volumes, or the location of proposed access points in proximity to other driveways or street intersections may have a negative impact on the capacity of adjacent streets or contribute to unsafe conditions.

Review of the Final Development Plan by City departments and Planning Commission does not permit or authorize the commencement of any development or construction. The applicant must submit the required applications, fees, and necessary documentation to each respective department for permit consideration after full approval from Planning Commission.

Respectfully,



Evelisse Atkinson
Planning & Zoning Administrator



CITY OF LORAIN

PLANNING COMMISSION

Jack Bradley
Mayor

RECEIVED
MAY 13 2026
BY: _____

PDP _____

FDP Amended 04.2026

APPLICATION FOR DEVELOPMENT PLAN SUBMISSION

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR DEVELOPMENT PLAN APPROVAL, CHAPTER 1145.

PLEASE CHECK ONE:

PRELIMINARY DEVELOPMENT PLAN: (required for Mixed-Use and Planned Unit Developments)

FINAL DEVELOPMENT PLAN:

OWNER OR AGENT NAME: Ken Weaver - Reliable Holdings LLC

ADDRESS OF OWNER: 214 E 34th St

CITY: Lorain STATE: Ohio ZIP CODE: 44055

PHONE: 440-324-2380 EMAIL: KWSEWER53@gmail.com

PROPERTY ADDRESS or PPN: _____

CITY: _____ STATE: _____ ZIP CODE: _____

BRIEF DESCRIPTION OF PROJECT: Installation of Exit only Driveway on Elyria Ave

ZONING DISTRICT: _____

[Signature]
APPLICANT'S SIGNATURE

5-11-26
DATE

APPROVED	
_____ CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION	_____ DATE
FOR OFFICE USE ONLY	



RELIABLE

YOUR ONE STOP SHOP

05-11-2026

Project Description and Statement of Necessity for Planning Commission and Zoning Board of Appeals

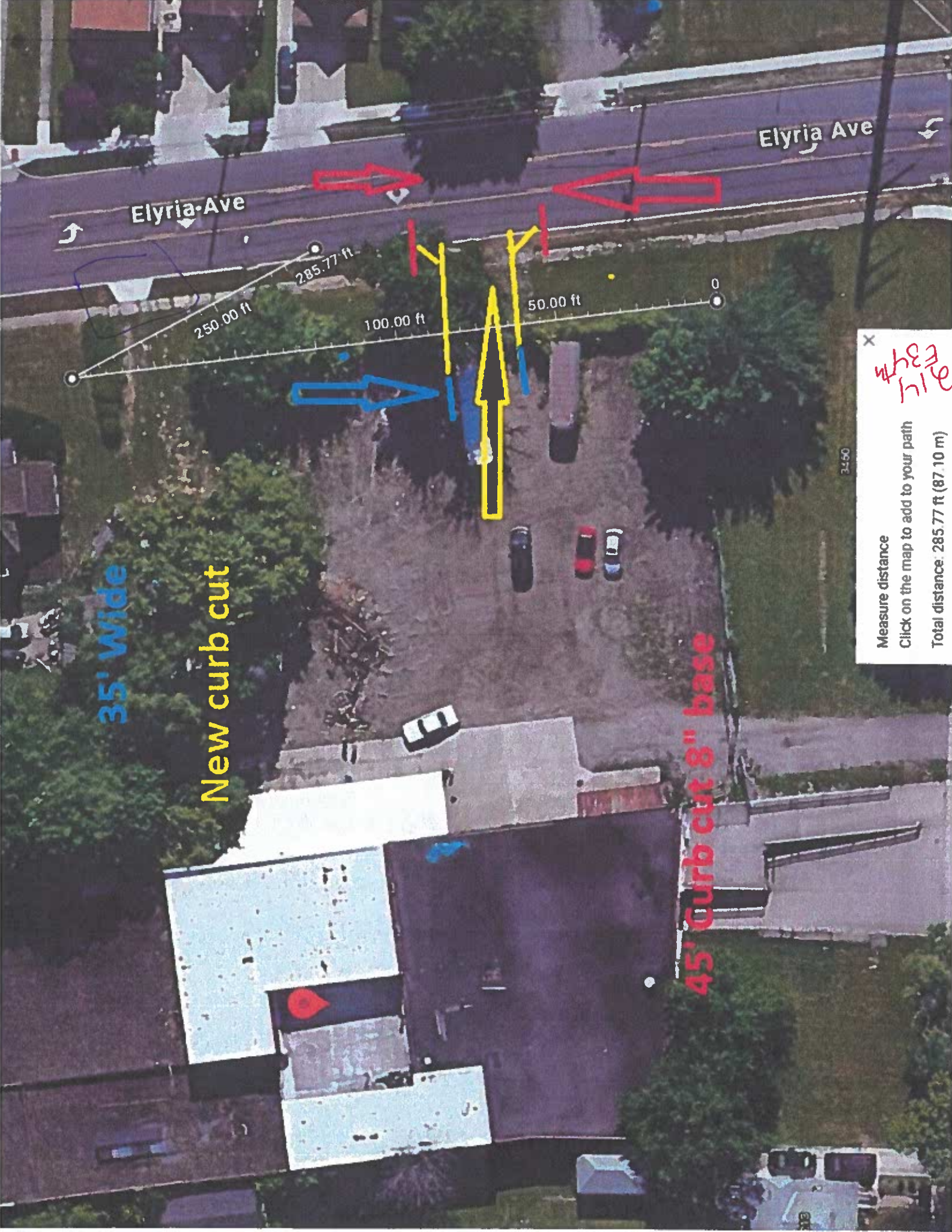
Reliable Holdings LLC respectfully requests consideration and approval for the proposed site improvements at the property operating as Reliable Basement & Drain and Reliable Soil and Stone.

The proposed project includes the construction of a new 35-foot-wide driveway with a 45-foot-wide concrete apron, built on an 8-inch concrete base designed to support commercial vehicle traffic and provide long-term durability. The driveway is intended to function as an exit-only access point in order to improve the overall flow of traffic and reduce congestion on the property. The business generates limited daily traffic, averaging approximately 10–15 customer visits per day. As part of the proposed improvements, the existing curb cut/driveway access on the north side of the property along Elyria Avenue will be eliminated, reducing unnecessary access points and improving overall traffic safety. In addition, we will replace sidewalks from 35th Street to the North end of the property line on Elyria Avenue to improve pedestrian safety and streetscape conditions. This request is extremely important to the continued safe and efficient operation of the business. The proposed exit-only driveway is necessary to improve site circulation, reduce vehicle backup within the property, and allow safer movement for customers, employees, and service vehicles. The current traffic configuration creates operational challenges that impact efficiency and safety, particularly for larger work vehicles entering and exiting the site. The proposed improvements are intended to create a more controlled and organized traffic pattern while minimizing impacts to surrounding properties and roadways. By removing the existing north curb cut and consolidating traffic flow, the project will ultimately improve both on-site and public roadway safety.

Reliable Holdings LLC is committed to maintaining and improving the property in a responsible manner that supports the surrounding community and complies with city standards. Approval of this request will allow the business to continue operating safely, efficiently, and professionally while better serving its customers and the local area.

Sincerely,

Reliable Holdings LLC
on behalf of Reliable Basement & Drain
and Reliable Soil and Stone



Elyria Ave

Elyria Ave

250.00 ft
285.77 ft
100.00 ft
50.00 ft
0

35' Wide

New curb cut

45' Curb cut 8" base

3450

x
with
Elyria
hike

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

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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



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Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address



2025 PAYABLE 2026

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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



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Search by Parcel, Owner or Address



2025 PAYABLE 2026

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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 DescriptionHIGHLAND 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

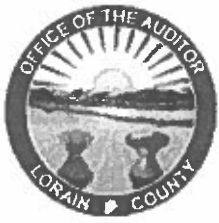
Land Use

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



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Lorain County Auditor | Lorain County, Ohio

Search by Parcel, Owner or Address



2025 PAYABLE 2026

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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 DescriptionHIGHLAND 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 DescriptionHIGHLAND 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



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2025 PAYABLE 2026

Summary

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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

