Board of Zoning Appeals Meeting Agenda

DATE: Thursday, November 19, 2026

TIME: 3:00 p.m.

PLACE: Elyria City Hall, 131 Court Street, 2nd Floor Council Chambers

ORDER OF BUSINESS:

1. **Call to order:** Time: _____

2. **Roll Call:**

☐ Joel Fritz, Chair
☐ Tammy Koleski
☐ Chris Sito
☐ James Miller
☐ Julianne Sadowski

3. **Approval of Minutes:** October 15, 2026 meeting

4. **Case Presentation Format:**
   a. The Zoning Administrator shall present the City's position.
   b. The applicant shall explain his/her case to the Board.
   c. Proponents and opponents shall voice their positions.
   d. Questions and discussion by Board members and those in attendance.

5. **Old Business:** NONE

6. **New Business:**

Case No: 2026-38: Chris Dischinger/LDG Multifamily, LLC., 545 S 3rd St., Louisville, KY 40202, for 500 W 3rd St., Elyria, OH 44035, request a variance from sections 1119.10 (3) and 1121.07.03 of the Elyria Codified Ordinances to permit buildings to be a maximum of 42'6" in height and the installation of a 6' in height front yard fence.

Case No: 2026-36: Adam Haas, 201 Columbia Ave., Elyria, OH 44035, request a variance from section 1121.04.12 of the Elyria Codified Ordinances for a driveway extension.

Case No: 2026-37: Hiti, DiFrancesco and Siebold, Inc., 1939 W 25th St., Suite 300, Cleveland, OH 44113, for 341 East River St., Elyria, OH 44035, request a variance from sections 1121.04.09, 1121.04.10 (e) 1121.04.10. (o) and 1121.04.11 (e) of the Elyria Codified Ordinances for existing parking ratio, to maintain existing drainage pattern, and curb requirements to allow to match existing conditions.

Case No: 2026-35: City of Elyria, 131 Court St., Elyria, OH 44035, request a variance from sections 1119.08 (3) and 1121.04.10 (n) of the Elyria Codified Ordinances for the height of a solar panel. Zoning requires 25' height limit. Seeking a variance of 12' to allow for a 37' high solar panel. 15' is the maximum for accessory structures.

7. **Adjournment:** Time: _____

8. **Next Meeting Date:** December 17, 2026

ANY BOARD MEMBER UNABLE TO ATTEND, PLEASE NOTIFY MARY TOMSKI VIA PHONE AT (440) 326-1472 OR EMAIL AT MTOMSKI@CITYOFELYRIA.ORG BY 12:00 P.M. THE DAY BEFORE THE MEETING.