



Ohio Attorney General's Office
Bureau of Criminal Investigation
Investigative Report



2022-2918

Officer Involved Critical Incident - 500 West Hopacan, Barberton, OH
44203, Summit County

Investigative Activity: Check of Zachary Zoran's Residence
Involves: Zachary Zoran (S)
Isaac Kim (O)
Activity Date: December 26, 2022
Activity Location: 166 Sylvester Street, Unit A, Barberton, Ohio 44203
Authoring Agent: Special Agent Todd A. Clark #139

Narrative:

On December 26, 2022, Ohio Bureau of Criminal Investigation (BCI) Special Agent (SA) Todd Clark (Clark) and SA Charles Moran (Moran) went to 166 Sylvester Street, Barberton, Ohio, to check the residence of Zachary Zoran (Zoran). SA Clark and SA Moran learned Zoran had recently moved into the downstairs apartment at this location.

Earlier that day, SA Clark and SA Moran interviewed Pamela Stratford (Stratford), Zoran's mother, and Sherry McCrossin (McCrossin), Zoran's aunt, at 1846 4th Street, Cuyahoga Falls, Ohio. During the interview, Stratford and McCrossin played audio recordings of messages Zoran had left for both of them. The messages were threatening in nature, with Zoran indicating his desire to kill Stratford and McCrossin. Zoran made several references to someone having his son, Gabriel. In one of the messages left for McCrossin, Zoran was screaming about someone having Gabriel upstairs. It sounded like Zoran was banging on something. Zoran said he was going to kill someone if they did not bring his son to the door. McCrossin showed SA Clark and SA Moran a photograph of Zoran. The photograph appeared to show Zoran inside of room. The room was white and brown in color. SA Clark and SA Moran learned Zoran had an apartment, but Stratford did not know where Zoran lived. She indicated she believed the apartment was in Barberton, Ohio. Stratford said Zoran was staying at a drug and alcohol rehabilitation home at 921 Nathan Avenue, Akron, Ohio. Stratford believed they would know Zoran's address.

SA Clark and SA Moran went to 921 Nathan Avenue, Akron, Ohio. SA Clark and SA Moran spoke with Christle Stephens (Stephens), Zoran's case manager by telephone. Stephens told SA Clark and SA Moran that Zoran had rented an apartment at 166 Sylvester Avenue, Unit A, Barberton, Ohio. Stephens indicated Zoran lived at the residence alone and the apartment was not furnished.

SA Clark and SA Moran arrived at 166 Sylvester at approximately 1555 hours. SA Clark and SA Moran walked onto the porch of Zoran's home and saw the front door of the home slightly ajar. A large amount of food was on the porch next to the door. SA Clark knocked on the door and no

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one answered. SA Clark and SA Moran knocked on the upstairs apartment and there was no answer.

SA Clark learned from a neighbor that Isaac Kim (Kim) was the owner of Zoran's home. The neighbor provided SA Clark with Kim's telephone number ([REDACTED]). At 1602 hours, SA Clark contacted Kim and requested that he meet SA Clark and SA Moran at the residence.

At approximately 1638 hours, Kim and his wife, Rebekah, arrived at Zoran's residence. SA Clark and SA Moran advised Kim about the officer-involved shooting. Kim indicated Zoran lived alone and had recently rented the property. SA Clark and SA Moran believed it was necessary to check Zoran's residence given the large amount of food on the porch, the threatening messages left for Stratford and McCrossin, the message indicating someone had Gabriel upstairs, and no one answered the door at the upstairs apartment. SA Clark and SA Moran asked Kim for consent to enter the apartment to check for anyone that may be inside. Kim signed a Consent to Search form for Zoran's apartment.

With the assistance of the Barberton Police Department, SA Clark and SA Moran entered Zoran's residence. As we entered the home, SA Clark and SA Moran observed glass panes placed in an unusual pattern on the floor, near the front door. A strong odor of natural gas was detected coming from a stove that was left on in the kitchen. SA Clark, SA Moran and the BPD vacated the home and contacted the Barberton Fire Department (BFD). BFD responded to the residence and addressed the natural gas issue.

SA Clark and SA Moran, with the assistance of BPD, checked Zoran's home for anyone that may have been inside. The apartment was empty. SA Clark and SA Moran discovered writing scratched into a door inside of a bedroom. The writing said, "They have Gabriel 166B Upstares." SA Moran photographed the apartment.

Kim was able to call the upstairs tenant, Stephen Anderson (Anderson). Anderson said he was not home, but he was on his way back to his apartment. Anderson arrived a short time later.

SA Clark and SA Moran advised Kim it was okay to secure the residence. SA Moran requested Kim forward a copy of the lease agreement with Zoran.

A copy of the audio recording of the phone call with Kim, the Consent to Search form signed by Kim, the lease agreement and photographs of Zoran's apartment were attached to this report for review. The original Consent to Search form was placed in the BCI SIU case file.

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Attachments:

1. Photo - Lease Agreement Page 1 - 166 Sylvester St
2. Photo - Lease Agreement Page 2 - 166 Sylvester St
3. 2022-12-26: Phone call Isaac Kim
4. Consent to Search Form - 166 Sylvester Barberton Ohio
5. Photo - 166 Sylvester St - IMG_3297
6. Photo - 166 Sylvester St - IMG_3293
7. Photo - 166 Sylvester St - IMG_3292
8. Photo - 166 Sylvester St - IMG_3291
9. Photo - 166 Sylvester St - IMG_3290
10. Photo - 166 Sylvester St - IMG_3289
11. Photo - 166 Sylvester St - IMG_3298
12. Photo - 166 Sylvester St - IMG_3295
13. Photo - 166 Sylvester St - IMG_3296
14. Photo - 166 Sylvester St - IMG_3294

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MOVE-IN MOVE-OUT STATEMENT



Screening Services
When a handshake isn't enough

Address of rental property: 166 Sylvester Apt. A Barberton, OH 44203

The undersigned Tenant(s) acknowledges that the rental property has personally been inspected and found to be in good condition except as noted below. Tenant will be responsible for loss, breakage, burns, holes, or other damages not recorded at date of acceptance.

MOVE-IN INSPECTION (Made with Tenant present and before occupancy)	MOVE-OUT INSPECTION (Made with Tenant not present)
Living Room ✓	Living Room
Dining Room ✓	Dining Room
Kitchen ✓	Kitchen
Appliances provided: <u>oven, frig</u>	Appliances provided:
Broiler Pan (replacement) cost \$ <u>X</u>	Broiler Pan (replacement) cost \$
Bedroom 1 ✓	Bedroom 1
Bedroom 2 <u>X</u>	Bedroom 2
Bedroom 3 <u>X</u>	Bedroom 3
Bathroom 1 ✓	Bathroom 1
Bathroom 2 <u>X</u>	Bathroom 2
Bathroom 3 <u>X</u>	Bathroom 3
Fireplace <u>X</u>	Fireplace
No. of Keys Received <u>1</u>	No. of Keys Received
Garage <u>X</u>	Garage
Smoke Detectors: Batteries Checked and in Working Condition ✓	Smoke Detectors: Batteries Checked and in Working Condition

Tenant: Zachary Zoran Date: 12-2-22

Tenant: _____ Date: _____

Landlord: Traci Fin Date: 12-2-2022

LEASE AGREEMENT



Screening Services
When a handshake isn't enough

Made this 2nd day of December year 2022 by and between:

Landlord: Isaac Kim

Full name of all tenants, including names of all adults and names and ages of all children: Zachary Zoran
Zoran

THE PARTIES INTEND TO CREATE:

A month to month tenancy commencing on: _____

A month to month lease requires a written _____ day notice to terminate tenancy, to be effective only on the first day of any month. Month to month leases may be at a higher rate, even for long term residents.

OR

A lease for the term of 12 months, commencing on 12-14-2022 and ending on 12-31-2023.

At the expiration of this lease, all other terms of this agreement remain in effect until termination of tenancy.

The lease requires a written 30 day notice to terminate tenancy. Rents will be prorated for periods of less than a month only when a new resident moves in during the month.

If a Tenant moves out before the leasing period has expired he is guilty of breaching the rental agreement. The Tenant is still responsible for the rent until the end of the leasing period or until the property is re-rented to an owner approved, paying tenant. The Tenant is also responsible for any cleaning, advertising and miscellaneous expenses incurred to re-rent the suite. Such expenses will be subtracted from the security deposit.

TENANT AGREES TO THE FOLLOWING:

- To pay in advance, without deductions or demand, a monthly rent of \$ 665 on the 4th day of each month. Timely payment of the rent is the most important part of this lease. There is no grace period. The Landlord does not accept late or partial payments. Eviction proceeding will commence on the 4th day of the month. The rent will be collected between 8 (am) (pm) and 8 (am) (pm) at the rental property or it must reach the landlord by US mail at _____ on or before the first of each month. It is strongly recommended that you mail your check early. Landlord will not be responsible for the loss or theft of rent payments.
- To pay a security deposit of \$ 665. The deposit will be refunded within 30 days but no less than ___ days after vacating, if there is no cleaning or damage beyond ordinary wear and depreciation, and all rent and other charges have been paid in full. If the lease is renewed at a higher rate, additional funds will be required for deposit.
- To pay the following utilities: Gas, electricity, water
- To put in the Tenant's name, all utilities for which the Tenant is responsible. This must be done before the Tenant receives the key or is permitted to move on to the property. Arrangements for the payment of the water and sewer charges are as follows: _____
- That any violation of any provision of this agreement by the Tenant, or any person on the premises with the Tenant's consent, or any failure to pay rent upon the due date shall result at the option of the Landlord in the immediate termination of this agreement with only such notice as may be required by law.
- After one NSF check has been received, the Tenant must pay all remaining rent by bank check, cash or money order. The Tenant agrees to pay \$ 30 for the first and only NSF check.



CONSENT TO SEARCH



Date & Time 12/26/22 1638hrs
Location 166 Sylvester Barberton, OH 44203

I, Issac Kim, having been informed of the constitutional right not to have a search made of the premises, property, or items hereinafter mentioned without a search warrant (and of my right to refuse to consent to such a search), hereby authorize

SA TODD CLARK / SA Chuck Moran

to conduct a complete search of my

premises, and all curtilage

any vehicles

personal property, to wit: _____

computer, cellular telephone, or electronic device, (including data acquisition, copying, and analysis), to wit: _____

located at

166 Sylvester Barberton Ohio 44203

These above-named officers/agents are authorized by me to take from my premises, curtilage, vehicles, property, computer, cellular telephone, or electronic device (as specified above) any letters, papers, materials, data, or other property which they desire. I state that I am a person who is authorized to give consent for the search of the above mentioned property.

This written permission is being given by me to the above-named officers/agents voluntarily, of my own free will, without threats or promises of any kind, I am not under the influence of drugs or alcohol that prevent me from understand this document, and I understand this document and the English language.

Issac Kim 12-26-22

Signature

Date/Time

Issac Kim

Printed Name

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PO BOX 4262
SCRANTON PA 18505-6262
Electronic Service Requested

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ANTHONY GRAYSON
166A SYLVESTER ST
BARBERTON OH 44203-2359

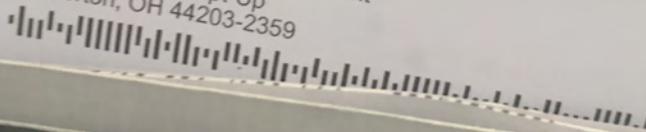
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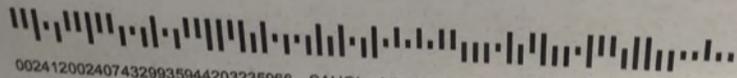


18224231 **ECRWSH**C-009
R0098368 T3424 77248
Stacy Moore Or Current Resident
166 Sylvester St Apt Up
Barberton, OH 44203-2359



← Kelly

PO BOX 4262
SCRANTON PA 18505-6262
Electronic Service Requested



0024120024074329935944203235966—SAUGInwYBG0R 636

ANTHONY GRAYSON
166A SYLVESTER ST
BARBERTON OH 44203-2250

 UNITED STATES
POSTAL SERVICE.



customer moment







THEY
HAVE
GABRIEL
166 B ~~★~~
UPSTAIRS



