

# Wednesday, October 8, 2025

## AGENDA

### BOARD OF BUILDING STANDARDS AND BUILDING APPEALS NOTICE of PUBLIC HEARING

CLEVELAND CITY HALL Room 514 or via WebEx

9:30 a.m. Eastern Standard Time

[BuildingStandards@clevelandohio.gov](mailto:BuildingStandards@clevelandohio.gov)

Download the WebEx Desktop App or the mobile App from the WebEx website at <https://www.webex.com/downloads.html/>

Instructions to enable a browser plug-in for Chrome or Firefox can be found here: <https://help.webex.com/en-us/WBX77970/How-Do-I-Enable-the-Webex-Plug-in-to-Join-aMeeting-Using-Chrome-or-Firefox>

For instructions to join the call you can go to here: <https://help.webex.com/en-us/bksp8r/Join-a-Meeting-from-the-Webex-Meetings-Desktop-Appor-Mobile-App>

Email: [cdavis@clevelandohio.gov](mailto:cdavis@clevelandohio.gov) to receive the calendar invite (This invite is for testament/witness purposes only).

PUBLIC HEARINGS WILL BE STREAMED LIVE ON YouTube:

[https://www.youtube.com/channel/UCB8ql0Jrhm\\_pYIR1OLY68bw/](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

#### **Building Docket A-088-25**

17953 Lakeshore 4 Boulevard

WARD: 8 (Michael Polensek)

**LSA Group LLC**, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress) Two and Half Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated March 17, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

#### **Building Docket A-120-25**

4181 W. 150<sup>th</sup> Street

WARD: 16 (Brian Kazy)

**Opportunity Group 1, LLC**, Owner of the R-1 Residential – Transient; Hotels, Motels Six Story Concrete Frame Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – SHED**, dated April 11, 2025, and **CONDEMNATION – MAIN**

**NOTE:** This is a tentative Agenda and may vary both in scope and order of presentation as time permits and circumstances warrant.

**STRUCTURE**, dated April 14, 2025, the appellant is requesting one hundred and fifty (150) days to complete abatement of the violations.

**Building Docket A-180-25**

**2130 E. 9<sup>th</sup> Street**

**WARD: 3 (Kerry McCormack)**

**Knights Center Corporation**, Owner of the Mixed Uses – Multiple Uses in one Building Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated June 20, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Building Docket A-184-25**

**4629 Clark Avenue**

**WARD: 3 (Kerry McCormack)**

**Deborah Pflieger**, Owner of the Mixed Uses – Multiple Uses in one Building Two Story Masonry Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated July 2, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

**Building Docket A-189-25**

**7055 Garden Valley Avenue**

**WARD: 5 (Richard Starr)**

**Rainbow Terrace 2021, LLC**, Owner of the R-2 residential – Non – Transient; Apartments (Shared Egress) Three story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated June 26, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-087-25**

**4723 W. 25<sup>th</sup> Street**

**WARD: 13 (Kris Harsh)**

**Carlos Rodriguez**, Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION - SHED** dated March 10, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-089-25**

**4345 W. 48<sup>th</sup> Street**

**WARD: 13 (Kris Harsh)**

**Rutan Investments, LLC**, Owner of the Three Dwelling Units Two Family Residence Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION - EXTERIOR MAINTENANCE** dated March 24, 2025, the appellant is requesting sixty-five (65) days to complete abatement of the violations.

**Housing Docket A-089-25 has been withdrawn at the request of the appellant.**

**Housing: Docket A-090-25**

**11213 Martin Luther King, Jr. Drive**

**WARD: 2 (Kevin L. Bishop)**

**BBKW/William Walker**, Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION - GARAGE** dated April 3, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing Docket A-91-25**

**3409 W. 98<sup>th</sup> Street**

**WARD: 11 (Danny Kelly)**

**Caroleanne/Pete Danszczak**, Owner of the One Dwelling Unit Single Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE** dated February 20, 2025, the appellant is requesting one hundred – twenty (120) days to complete abatement of the violations.

**Housing: Docket A-092-25**

**1894 W. 71<sup>st</sup> Street (UP)**

**WARD: 15 (Jenny Spencer)**

**Lorenzo/Giuseppa Disiena**, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated March 18, 2025, appellant is requesting one (1) year to complete abatement of the violations.

**Housing: Docket A-093-25**  
**9117 Cannon Avenue**  
**WARD: 2 (Kevin I. Bishop)**

**Terrance Myers**, Owner of the One Dwelling Unit Single Family Residence One Story Garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE**, dated March 4, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

**Housing: Docket A-094-25**  
**16217 Throckley Avenue**  
**WARD: 1 (Joseph T. Jones)**

**Property Improvement Specialists Inc.**, Owner of the One Dwelling Unit Single Family Residence One and Half Story Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated March 21, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

**Housing: Docket A-095-25**  
**4436 E. 146<sup>th</sup> Street**  
**WARD: 1 (Joseph T. Jones)**

**James C. Fissal**, Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 4, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

**Housing: Docket A-178-25**  
**3255 W. 73<sup>rd</sup> Street**  
**WARD: 14 (Jasmine Santana)**

**Khristian and Melissa Little**, Owner of the Two Dwelling Units Multiple Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated June 17, 2025, appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-179-25**

**3139 W. 88<sup>th</sup> Street**

**WARD: 14 (Jasmine Santana)**

**Oscar Lopez**, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated November 11, 2010, appellant is requesting time to complete abatement of the violations.

**Housing: Docket A-181-25**

**3855 W. 44<sup>th</sup> Street**

**WARD: 12 (Rebecca Maurer)**

**Marsha Walker-Eastwood**, Owner of the One Dwelling Unit Single Family Residence One Story Garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE**, dated June 17, 2025, appellant is requesting four to six (4-6) months to complete abatement of the violations.

**Housing: Docket A-096-25 Time Extension**

**3535 Rocky River Drive**

**WARD: 17 (Charles J. Slife)**

**Heather M. Carey**, Owner of the One Dwelling Unit Single Family Residence Two and Half Masonry Walls/Wood Floors Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 12, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

**Department of Public Safety-Division of Fire**

**Building Docket – CEASE USE A-231-25**

**3101 E. 55<sup>th</sup> Street**

**WARD: 5 (Richard A. Starr)**

**Bessemer 55, LLC**, Owner of the Storage-Warehouse Four Story Brick/Reinforced Concrete Structure appeals from a **DIVISION OF FIRE – CEASE USE ORDER**, dated September 5, 2025.

## Department of Building and Housing Civil Tickets

### Civil Ticket - Housing: Docket CT-001-25

3372 W. 86<sup>th</sup> Street

WARD: 14 (Jasmin Santana)

**Equity Trust Company**, Owner of the One Dwelling Unit Single Family Residence Two Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 369.18 EXTERIOR PROPERTY AREAS**, dated April 28, 2025.

Housing Docket CT-001-25 has been withdrawn at the request of the appellant.

### Civil Ticket - Housing: Docket CT-002-25

3317 Trowbridge Avenue

WARD: 14 (Jasmin Santana)

**James and Jessica Alberson**, Owner of the One Dwelling Unit Single Family Residence One Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.04 LEAD-SAFE CERTIFICATION FOR RESIDENTIAL RENTAL UNITS BUILT BEFORE 1978**, dated April 28, 2025.

Housing Docket CT-002-25 has been withdrawn at the request of the appellant.

### Civil Ticket - Housing: Docket CT-003-25

14204 Clifford Avenue

WARD: 16 (Brian Kazy)

**WMS Endowment, LLC**, Owner of the One Dwelling Unit Single Family Residence One and Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.04 LEAD-SAFE CERTIFICATION FOR RESIDENTIAL RENTAL UNITS BUILT BEFORE 1978**, dated April 29, 2025.

### Civil Ticket - Housing: Docket CT-004-25

484 E. 148<sup>th</sup> Street

WARD: 8 (Michael Polensek)

**Medex RE Capital, LLC**, Owner of the One Dwelling Unit Single Family Residence Two Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 369.15 MAINTENANCE OF EXTERIOR WALLS AND ROOF**, dated April 2, 2025.

**Civil Ticket - Housing: Docket CT-005-25**  
**5911 Denison Avenue**  
**WARD: 14 (Jasmin Santana)**

**Michael and Susan Kevdzija**, Owner of the One Dwelling Unit Single Family Residence Two Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 3103.09(f) PARKING MOTOR VEHICLES IN THE SETBACK**, dated March 28, 2025.

**Civil Ticket - Housing: Docket CT-006-25**  
**3085 E. 65<sup>th</sup> Street**  
**WARD: 5 (Richard A. Starr)**

**Gerald Denham, Jr.**, Owner of the One Dwelling Unit Single Family Residence One and Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 369.13 GENERAL MAINTENANCE REQUIREMENTS**, dated May 27, 2025.

## **APPROVAL OF RESOLUTIONS**

### **DOCKET/S:**

|          |                            |
|----------|----------------------------|
| A-078-25 | Mae Johnson                |
| A-080-25 | Kimberely Sowell-Webster   |
| A-081-25 | ArkQ Capital               |
| A-082-25 | Phillip Gant               |
| A-084-25 | Elite Property Buyers, LLC |
| A-085-25 | Mark Andrew Pinnock        |
| A-086-25 | MK Park Inv., LLC          |
| A-146-25 | Nicole D. Warren           |
| A-147-25 | Ambassador Superior        |
| A-148-25 | Maria & Valentin Gavis     |
| A-149-25 | Logan Ashcraft             |
| A-150-25 | Jacqueline Mays-Davis      |
| A-164-25 | Legacy Property            |

## **APPROVAL OF MINUTES**

**September 24, 2025**



## Memo

To: Tom Vanover, Commissioner/CBO

From: Carmella Davis, Executive Secretary  
Board of Building Standards and Building Appeals

Date: April 14, 2025

Subject: Request for presence at the board hearing

The Board of Building Standards and Building Appeals requests the presence of a representative for a Public Hearing on the following Docket/s from the Department of Building and Housing, and the presence of a representative from the Division of Fire on **WEDNESDAY, October 8, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

| DOCKET NO. | ADDRESS                     | INSPECTOR/S     |
|------------|-----------------------------|-----------------|
| A-087-25   | 4723 W. 25 <sup>th</sup>    | T. Barisic      |
| A-088-25   | 17953 Lakeshore Blvd.       | K. Lanum        |
| A-089-25   | 4345 W. 48 <sup>th</sup>    | C. Gregg        |
| A-090-25   | 11213 MLK, Jr.              | R.P. MacFarland |
| A-091-25   | 3409 W. 98 <sup>th</sup>    | T. Barisic      |
| A-092-25   | 1892-94 W. 71 <sup>st</sup> | D. Smith        |
| A-093-25   | 9117 Cannon                 | C. Davis        |
| A-094-25   | 16217 Throckley             | W.C. Thomas     |
| A-095-25   | 4436 E. 146 <sup>th</sup>   | D. Smith        |
| A-096-25   | 3535 Rocky River            | C. Davis        |
| A-120-25   | 4181 W. 150 <sup>th</sup>   | R. Catacutan    |
| A-178-25   | 3255 W. 73 <sup>rd</sup>    | C. Gregg        |
| A-179-25   | 3139 W. 88 <sup>th</sup>    | M. Grgic        |
| A-180-25   | 2132 E. 9 <sup>th</sup>     | D. Blazevic     |
| A-181-25   | 3855 W. 44 <sup>th</sup>    | T. Barisic      |
| A-184-25   | 4629 Clark                  | W.C. Thomas     |
| A-189-25   | 7055 Garden Valley          | R. Catacutan    |
| A-231-25   | 3101 E. 55 <sup>th</sup>    | D. Telban       |
| CT-001-25  | 3372 W. 86 <sup>th</sup>    | C. Majeski      |
| CT-002-25  | 3317 Trowbridge             | M. Glazer       |
| CT-003-25  | 14204 Clifford              | C. Majeski      |
| CT-004-25  | 484 E. 148 <sup>th</sup>    | C. Majeski      |
| CT-005-25  | 5911 Denison                | K. McMahon      |
| CT-006-25  | 3085 E. 65 <sup>th</sup>    | M. Glazer       |