

Wednesday, November 5, 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

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 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/UCB8ql0JrhmpYIR1OLY68bw/>

Building: Docket A-110-25

4693 State Road

WARD: 3 (Kerry McCormack)

William Bennett, Owner of the Mixed Uses-Multiple Uses in one Building One Story Masonry Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 2, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Building: Docket A-111-25

2323 Lakeside Avenue

WARD: 3 (Kerry McCormack)

2323 Warehousing, Ltd., Owner of the F-2 Factory - Low Hazard (Non-combustibles Six Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 1, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

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

Building: Docket A-119-25

15301 Kinsman Road

WARD: 1 (Joseph T. Jones)

C.C.C. Investment Group, LLC, Owner of the A-2 Assembly – Nite Clubs, Restaurants One Story Masonry Structure appeals from a **NOTICE OF VIOLATION – HAZARDOUS CONDITIONS**, dated April 8, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Building: Docket A-120-25

4181 W. 150th 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 - MAIN STRUCTURE**, dated April 14, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-108-25

1373 E. 88th Street

WARD: 7 (Stephanie Howse-Jones)

Mittie Jordan, Owner of the One Dwelling Unit Single Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 10, 2025, the appellant is requesting one-hundred and eighty (180) days to complete abatement of the violations.

Housing: Docket A-109-25

3270 Scranton Road

WARD: 14 (Jasmine Santana)

Elvaris Pacheco, Owner of the One Dwelling Unit Single Family Residence Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION - EXTERIOR MAINTENANCE**, dated April 4, 2025, the appellant is requesting seven (7) months to complete abatement of the violations.

Housing Docket A-114-25
2031 W. 93rd Street
WARD: 15 (Jenny Spencer)

Asana Holdings, LLC, Owner of the Two Dwelling Units Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 16, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-115-25
13805 Melzer Avenue
WARD: 4 (Deborah A. Gray)

Lisa A. Davis, Owner of the Two Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE**, dated April 10, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-116-25
3563 E. 143rd Street
WARD: 8 (Michael D. Polensek)

RoyalDavid Enterprise, LLC, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 22, 2025, appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-117-25
1366 E. 88th Street
WARD: 7 (Stephanie Howse- Jones)

Emmett Coleman, Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 4, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-121-25
2228 W. 103rd Street
WARD: 15 (Jenny Spencer)

Brian Sherman, Owner of the One Dwelling Unit Single Family Residence Two Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 25, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

TENTATIVE

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-097-25	LaBron A. Sanford, Sr.
A-098-25	Christina Catavolos
A-099-25	Guthrie Duplex LLC
A-100-25	James McAbee
A-101-25	Ali Tawell
A-102-25	Ali Lotfi-Fard
A-103-25	13504 Benwood Duplex LLC
A-104-25	Cecil and Callie Caffey
A-105-25	Brianna Denham
A-107-25	Martine Wright

APPROVAL OF MINUTES

October 22, 2025

Memo

To: Tom Vanover, Commissioner/CBO

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

Date: May 30, 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, November 5, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-108-25	1373 E. 88 th	J. Barkas
A-109-25	3270 Scranton	T. Barisic
A-110-25	4693 State	K. McMahon
A-111-25	2323 Lakeside	K. McMahon
A-114-25	2031-2033 W. 93 rd	C. Gregg
A-115-25	13805 Melzer	C. Gregg
A-116-25	883 Alhambra	D. Smith
A-117-25	1366 E. 88 th	J. Barkas
A-119-25	15301 Kinsman	A. Arnold
A-120-25	4181 W. 150 th	R. Catacutan
A-121-25	2228 W. 103 rd	B. McClure