

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 MAINTENCE**, 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 MAINTENCE**, dated April 1, 2025, the

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

appellant is requesting sixty (60) days to complete abatement of the violations.

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-157-25

7605 Superior Avenue

WARD: 7 (Stephanie Howse-Jones)

Pacific Institute of Property Investment LLC, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress) Two Story Masonry Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated May 23, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Building: Docket A-163-25

1111 Lakeside Avenue E

WARD: 3 (Kerry McCormack)

Cami Hotel Investments II, LLC, Owner of the PKLT Parking Lot Structure appeals from a **NOTICE OF VIOLATIONS – FAILURE TO REGISTER and EXTERIOR MAINTENANCE** dated June 5, 2025, the appellant is requesting one hundred and eighty (180) days to complete abatement of the violations.

Building: Docket A-242-25

614 W. Superior Avenue

WARD: 3 (Kerry McCormack)

614 Superior Rockefeller, LLC Owner of the Mixed Uses – Multiple Uses in One Building High-Rise Structure appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE** dated August 29, 2025, the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Building: Docket A-250-25
1590 - 1600 Addison Road
WARD: 7 (Stephanie Howse-Jones)

Jalil Iba Musa, Owner of the Mixed Uses – Multiple Uses in One Building One Story Garage – Detached; Masonry Structure appeals from a **NOTICE OF VIOLATIONS - VACATE**– dated September 9, 2025, **and CONDEMNATION - GARAGE** dated October 16, 2025, the appellant is requesting time 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
883 Alhambra Road
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.

Housing: Docket A-158-25
11709 Parkview Avenue
WARD: 4 (Deborah Gray)

Sheryl Childs, Owner of the One Dwelling Unit Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION - GARAGE**, dated May 14, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-159-25
3645 W. 32nd Street
WARD: 14 (Jasmine Santana)

Catherine Harrison, Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE** dated May 29, 2025, the appellant is requesting three (3) months to complete abatement of the violations.

Housing: Docket A-161-25
12719 Edmonton Avenue
WARD: 10 (Anthony T. Hairston)

Timothy Willis, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated May 21, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-162-25
10222 South Blvd.
WARD: 8 (Michael Polensek)

Malik Harden, Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated May 27, 2025, the appellant is requesting six (6) months to one (1) year to complete abatement of the violations.

Housing: Docket A-190-25
11200 Mt. Carmel Road
WARD: 6 (Blaine Griffin)

Donal Ivory, Jr., Owner of the Two Dwelling Units Two Family Residence One and

Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated March 4, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-193-25

617 E. 118th Street

WARD: 9 (Kevin Conwell)

Darcel E. Gray, Owner of the Two Dwelling Units Two Family Residence One Story garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE**, dated July 29, 2025, the appellant is requesting seven (7) weeks to complete abatement of the violations.

Housing: Docket A-194-25

11504 Continental Avenue

WARD: 4 (Deborah Gray)

DeCarlo Brown, Owner of the One Dwelling Unit Single Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – EXTERIOR MAINTENANCE**, dated July 14, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: LEAD Docket A-191-25

3446 E. 114th Street

WARD: 4 (Deborah Gray)

Phillip and Phillis Clipps, Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – DEFICIENT LEAD INSPECTION REPORT**, dated July 14, 2025; appellant is requesting for the Board to allow the exam of the remediated properties to move forward, the test submitted, and the results be certified under the original submission supplemented with the additional testing for the remediated sections of the property.

Housing: Time Extension - Docket A-192-25 (ref. A-257-24)

3572 W. 69th Street

WARD: 14 Jasmine Santana)

Angela Goins, Owner of the One Dwelling Unit Single Family Residence One and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR**

MAINTENANCE, dated December 4, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

TENTATIVE

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-141-24	Jamal Warith
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
A-151-25	John and Judith Svadba
A-152-25	Belinda Haynes
A-153-25	Direz Williams
A-154-25	John E. Hanssen
A-155-25	David Pietrasz
A-156-25	Niccolo Yakovlevich
A-185-25	Cleve Johnson
A-186-25	Lacardaire Thedford, Jr.
A-187-25	Judy Ann Chandler
A-188-25	Victor Belikov
A-232-25	Todd Mayher

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-121-25	2228 W. 103 rd	B. McClure
A-157-25	7605 Superior	T. Barisic
A-158-25	11709 Parkview	R. Jones
A-159-25	3645 W. 32 nd	J. Barkas
A-161-25	12719 Edmonton	A. Smith
A-162-25	10222 South Blvd.	R. Conte
A-163-25	1111 Lakeside	K. McMahon
A-190-25	11200 Mt. Carmel	W.C. Thomas
A-191-25	3446 E. 114 th	V. Santillo
A-192-25	3572 W. 69 th	Z. Cindric
A-193-25	617 E. 118 th	S. O'Toole
A-194-25	11504 Continental	Z. Cindric
A-242-25	614 W. Superior	A. Smith
A-250-25	1590-1600 Addison	B. Cuevas