

Wednesday, November 19, 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-125-25

9110 Superior Avenue

WARD: 7 (Stephanie Howse-Jones)

Brent Warren, Owner of the Mixed Uses-Multiple Uses in one Building, Two Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – HAZARDOUS CONDITIONS**, dated April 10, 2025, the appellant is requesting three (3) to four (4) months to complete abatement of the violations.

Building: Docket A-127-25

3801 Clark Avenue

WARD: 14 (Jasmine Santana)

City Reach Church, Owner of the A-3 Assembly – Recreation or Religious Facilities, Two Story Wood Frame/Siding/Masonry Veneer Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENCE** dated April 24, 2025, the appellant is requesting one (1) year 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-168-25
3342 E. 119th Street
WARD: 4 (Deborah A. Gray)

Covenant Community Church, Owner of the A-3 Assembly – Recreation or Religious Facilities, One Story Frame Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENCE** dated June 2, 2025, the appellant is requesting thirty (30) days to complete abatement of the violations.

Building: Docket A-169-25
1277 Hamilton Avenue
WARD: 3 (Lauren Welch)

Ohio Parking System of Cleveland, Ltd, Owner of the PKLT - Parking Lot, Garage appeals from a **NOTICE OF VIOLATION – FAILURE TO REGISTER**, dated June 5, 2025, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Building: Docket A-283-25
1132 E. 105th Street
WARD: 9 (Kevin Conwell)

Idreea Hill, Owner of the MXD – Mixed Uses – Multiple Uses in one Building, Two Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated October 28, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-122-25
4270 Valley Road
WARD: 12 (Rebecca Maurer)

Stephanie Chumbley, Owner of the One Dwelling Unit, Two Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 10, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-124-25
1310 W. 76th Street
WARD: 15 (Jenny Spencer)

1310 W. 76th Street, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated April 22, 2025, appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-126-25
3892 W. 36th Street
WARD: 12 (Rebecca Maurer)

Randy R. Cedeno, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 23, 2025, appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-128-25
9201 Laisy Avenue
WARD: 6 (Blaine A. Griffin)

Mark Campbell, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 24, 2025, appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-129-25
672 E. 127th Street
WARD: 10 (Anthony T. Hairston)

Kimberly L. Morris, Owner of the One Dwelling Unit, Single Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 22, 2025, appellant is requesting three (3) months to complete abatement of the violations.

Housing: Docket A-130-25
3356 W. 95th Street
WARD: 11 (Danny Kelly)

Jose M. Vitali, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 22, 2025, appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-131-25
9815 Westchester Avenue
WARD: 9 (Kevin Conwell)

Abdul Ali, 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 May 12, 2025, appellant is requesting five (5) months to complete abatement of the violations.

Housing: Docket A-132-25
1789 - 1791 Randall Road
WARD: 3 (Lauren Welch)

Timothy Rosenberger, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 25, 2025, the appellant is requesting two (2) years to complete abatement of the violations.

Housing: Docket A-165-25
3856 W. 23rd Street
WARD: 12 (Rebecca Maurer)

Tyrone Taylor, Owner of the One Dwelling Unit, Single Family Residence, One and Half Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated July 1, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-166-25
8023 Detroit Avenue
WARD: 15 (Jenny Spencer)

Andre Mann, Contractor, on the One Dwelling Unit, Single Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – POOR WORKMANSHIP**, dated June 11, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-167-25
12822 Marston Avenue
WARD: 2 (Kevin L. Bishop)

Marston Duplex LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 27, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-170-25
4201 E. 144th Street
WARD: 1 (Joseph T. Jones)

Andre M. Williams, 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 18, 2025, the appellant is requesting nine (9) months to one (1) year to complete abatement of the violations.

Housing: Docket A-195-25
9813 Lamontier Avenue
WARD: 4 (Deborah Gray)

Erron Lofton, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated July 23, 2025, the appellant is requesting three (3) months to complete abatement of the violations.

Housing: Docket A-196-25

3623 W. 120th Street

WARD: 11 (Danny Kelly)

Muhammed Dervic, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated July 8, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-197-25

5615 Linwood Avenue

WARD: 7 (Stephanie Howse-Jones)

Alla Wagner, Owner of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated June 30, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-198-25

3842 W. 134th Street

WARD: 1 (Joseph T. Jones)

MX HM, LLC, 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 July 11, 2025, the appellant is requesting forty-five (45) to sixty (60) days to complete abatement of the violations.

Housing: Docket A-199-25

3568 E. 153rd Street

WARD: 1 (Joseph Jones)

Dragan and Ljiljana Sluepcevic, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated July 11, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Time Extension Building: Docket A-123-25 (ref. A-127-24)

12704 Shaw Avenue

WARD: 10 (Anthony T. Hairston)

Gold Star Housing LLC, Owner of the M - Mercantile – Retail Shops, Carry Out Food Shops, Two Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated May 17, 2025, appellant is requesting for additional time under A-127-24 until November 2025, to complete abatement of the violations.

TENTATIVE

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-108-25	Mittie Jordan
A-109-25	Elvaris Pacheco
A-110-25	William Bennett
A-111-25	2323 Warehousing Ltd
A-114-25	Asana Holdings, LLC
A-115-25	Lisa A. Davis
A-117-25	Emmett Coleman
A-119-25	C.C.C. Investment Group, LLC
A-121-25	Brian Sherman
A-157-25	Pacific Institute of Property Investment LLC
A-158-25	Sheryl Childs
A-159-25	Catherine Harrison
A-162-25	Malik Harden
A-163-25	Cami Hotel Investments II, LLC
A-190-25	Donald Ivory, Jr.
A-191-25	Phillip and Phillis Clipps
A-192-25	Angela Gooins
A-193-25	Darcel E. Guy
A-194-25	DeCarlo Brown
A-246-25	JCMV Real Estate, LLC
A-250-25	Jalil Ibn Musa

APPROVAL OF MINUTES

November 5, 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 19, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-122-25	4270 Valley	C. Gregg
A-123-25	12704 Shaw	M. Santillo
A-124-25	1310 W. 76 th	J. Corrao
A-125-25	9110 Superior	A. Arnold
A-126-25	3892 W. 36 th	C. Gregg
A-127-25	3801 Clark	K. McMahon
A-128-25	9201 Laisy	C. Davis
A-129-25	672 E. 127 th	C. Gregg
A-130-25	3356 W. 95 th	D. Smith
A-131-25	9815 Westchester	M. Shockley
A-132-25	1789-91 Randall	B. McClure
A-165-25	3856 W. 23 rd	C. Davis
A-166-25	8023 Detroit	J. Dedic
A-167-25	12822 Marston	C. Davis
A-168-25	3342 E. 119 th	J. Morris
A-169-25	1277 Hamilton	R. McMahon
A-170-25	4201 E. 144 th	T. Barisic
A-195-25	9813 Lamontier	B. Cuevas
A-196-25	3623 W. 120 th	A. Smith
A-197-25	5616 Linwood	B. McClure
A-198-25	3842 W. 134 th	T. Barisic
A-199-25	3568 E. 153 rd	C. Davis
A-283-25	1132 E. 105 th	J. Barkas