

Wednesday, December 17, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Building: Docket A-205-25

4104 Whitman Avenue

WARD: 3 (Lauren Welch)

SFN Holdings, LLC, Owner of the R-2 Residential – Non-Transient Apartment (Shared Egress), Two and a Half Story Frame Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION-MAIN STRUCTURE**, dated July 14, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Building Docket A-207-25

4458 W. 130th Street

WARD: 16 (Brian Kazy)

BMW Realty Co. Inc., Owner of the MXD- Mixed Uses in one Building, Two Story Wood Frame/Siding/Masonry Veneer Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated July 21, 2025, the appellant is requesting ninety (90) 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-212-25

2215 E. 14th Street

WARD: 5 (Richard Starr)

Prospectus 14 Holdings II, LLC, Owner of the Class B - Elevator Structure appeals from a **NOTICE OF VIOLATION – ELEVATOR**, dated July 23, 2025, the appellant is requesting eighteen (18) months to complete abatement of the violations.

Building Docket A-214-25

6511 Selma Avenue

WARD: 5 (Richard Starr)

Donald G. Ksiezyk, Owner of the F-1 Factory – Moderate Hazard (Combustibles) One Story Masonry Structure appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated July 23, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Building Docket A-287-25

1124 E. 105th Street

WARD: 9 (Kevin Conwell)

Sahih Labib A-Mutakabbir-Razzaq, Owner of the MXD- Mixed Uses – Multiple Uses in One Building, Two Story Masonry Walls/Wood Floors 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-204-25

4122 Bush Avenue

WARD: 14 (Jasmine Santana)

Deborah Ohman, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENCE** dated July 14, 2025, the appellant is requesting six (6) months to one (1) year to complete abatement of the violations.

Housing: Docket A-206-25
1010 E. 146th Street
WARD: 10 (Anthony Hairston)

Leswilmer Rosado Rosado, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – NO PERMIT, Inspection** dated July 21, 2025, the appellant is requesting three (3) months to complete abatement of the violations.

Housing: Docket A-208-25
1749 Alcoy Road
WARD: 10 (Anthony Hairston)

Zully M. Oliveros, Owner of the One Dwelling Unit, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – HAZARDOUS CONDITIONS AND EXTERIOR MAINTENANCE**, dated July 23, 2025, the appellant is requesting three (3) years to complete abatement of the violations.

Housing: Docket A-210-25
6721 Edna Avenue
WARD: 7 (Stephanie Howse-Jones)

Danny Wong, Owner of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated July 16, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-211-25
1354 W. 93rd Street
WARD: 15 (Jenny Spencer)

Anthony and Izabela Wu, Owner of the Three Dwelling Units Three Family Residence Two Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated July 17, 2025, the appellant is requesting thirty (30) days to complete abatement of the violations.

Housing: Docket A-211-25 has been withdrawn at the request of the appellant

Housing: Docket A-213-25

3080 Warren Road - B

WARD: 17 (Charles Slife)

3080 Warren, LLC, Owner of the Two Dwelling Units, Two Family Residence, One and a Half Story Masonry Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated July 24, 2025, appellant is requesting thirty (30) days to complete abatement of the violations.

Housing: Docket A-216-25

13317 Benwood Avenue

WARD: 2 (Kevin Bishop)

TRECE Properties, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated November 15, 2021, appellant is requesting time to complete abatement of the violations.

Housing: Docket A-217-25

4250 W. 38th Street

WARD: 13 (Kris Harsh)

George Caraman, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated July 29, 2025, the appellant is requesting six (6) to nine (9) months to complete abatement of the violations.

Housing: Docket A-218-25

12033 Dove Avenue

WARD: 2 (Kevin Bishop)

Emai, LLC, Owner of the One Dwelling Unit, Single Family Residence, One Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated August 1, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-219-25
17709 Garden Boulevard
WARD: 1 (Joseph Jones)

Lilann Brewton, 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 July 31, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Adjudication Order - Docket A-278-25
11100 Superior Avenue
Ward: 9 (Kevin Conwell)

Emerald Senior, L.P., Owner of the Structure at above location, appeals from an **ADJUDICATION ORDER – B2500168-Amendment – 1, Section 903.3.1.2 OBC #2,,** dated October 15, 2025; the appellant is requesting for a variance from the requirement.

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-100-25	James McAbee, Contractor
A-122-25	Stephanie Chumbley
A-128-25	Mark Campbell
A-131-25	Abdul Ali
A-133-25	Robin Turner
A-136-25	Samantha Rose Brittany Evans
A-137-25	Ruth Elizabeth Azoque-Saquiaili
A-138-25	Mighty Resources, LLC
A-139-25	Christopher a. Baldwin
A-140-25	Ohio Real Ventures, LLC
A-141-25	James A. Baker
A-144-25	Andrea N. Maddon
A-170-25	Andre M. Williams
A-171-25	Jolly Investments, LLC
A-172-25	QC Ventures, LLC
A-173-25	Andy Wu
A-174-25	TAC Housing, LLC
A-175-25	Bauhaus Investments, LLC
A-176-25	Lorain Realty Co., LLC
A-177-25	SWANK Spaces, Ltd.
A-200-25	Naomi Tate
A-201-25	7911 lawn Duplex, LLC
A-202-25	Colen Boone
A-203-25	Vishal Tare

APPROVAL OF MINUTES

December 3, 2025

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: October 17, 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, December 17, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-204 -25	4122 Bush	T. Barisic
A-205-25	4104 Whitman	R. Catacutan
A-206-25	1010 E. 146 th	B. Medancic
A-207-25	4458 W. 130 th	E. Budd
A-208-25	1749 Alcoy	C. Gregg
A-210-25	6721 Edna	E. Budd
A-211-25	1354 W. 93 rd	E. Budd
A-212-25	2215 E. 14 th	W. Clark
A-213-25	3080 Warren	J. Barkas
A-214-25	6511 Selma	J. Barlkas
A-216-25	13317 Benwood	M. Smith
A-217-25	4250 W. 38 th	B. McClure
A-218-25	12033 Dove	K. Lanum
A-219-25	17709 Garden	B. McClure
A-287-25	1124 E. 105 th	J. Barkas