

Wednesday, March 11, 2026

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-273-25

15226 Saranac Road

WARD: 8 (Michael Polensek)

Richard M. Easley, Jr., Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress), Two Story Wood Frame/Siding/Masonry Veneer Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated October 16, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Building Docket A-276-25

2908 E. 116th Street

WARD: 4 (Deborah Gray)

Sijie Fu, Owner of the M Mercantile – Retail Shops; Carryout Food Shop, One Story Masonry Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated October 27, 2025, the appellant is

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

requesting one (1) year to complete abatement of the violations.

Housing Docket A-274-25

2182 E. 35th Street

WARD: 5 (Richard Starr)

Riparvian VPC Ohio SFR Portfolio, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated September 15, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-275-25

5901 Prosser Avenue

WARD: 7 (Stephanie Howse-Jones)

David R. Lewis, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE AND CONDEMNATION – MAIN STRUCTURE**, dated October 7, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-277-25

14315 Darley Avenue

WARD: 8 (Michael Polensek)

Bryant L. Darley, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE** dated September 26, 2025, the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Housing: Docket A-279-25

1449 W. 58th Street

WARD: 15 (Jenny Spencer)

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

Housing: Docket A-280-25

4368 E. 156th Street

WARD: 1 (Joseph Jones)

Hero Homes JV2 Encore Borrower, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated October 7, 2025, the appellant is requesting eight (8) months to complete abatement of the violations.

Housing: Docket A-281-25

4019 Memphis Avenue

WARD: 13 (Kris Harsh)

Anthony R. Rocco, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR AND INTERIOR MAINTENANCE**, dated October 15, 2025, the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Housing: Docket A-282-25

3416 E. 72nd Street

WARD: 6 (Blain Griffin)

Thomas G. Siebert, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 16, 2025, the appellant is requesting one-hundred and twenty (120) days to complete abatement of the violations.

Adjudication Order: Housing Docket A-278-25

11100 Superior Avenue

WARD: 9 (Kevin Conwell)

Emerald Senior, L.P., Owner of the New Construction, Four Story Apartment Building property listed, appeals from an **ADJUDICATION ORDER – B25001268 – 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-261-25	Rucker's Realty, LLC
A-262-25	Bellvue Holdings, LLC
A-263-25	Curtis Huggins
A-264-25	The Orient's Glory, LLC
A-265-25	Elizabeth Valentine-Miller
A-266-25	Acumen Property Management, LLC
A-267-25	Nyegbe Wadia Sancho
A-268-25	Shirley A. Stevens
A-270-25	Addish, LLC
A-271-25	Brandi Scampitilla
A-272-25	Adolf Brueck

APPROVAL OF MINUTES

February 25, 2026

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: November 11, 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, March 11, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-273-25	15226 Saranac	R. Crane
A-274-25	2182 E. 35 th	R. Crane
A-275-25	5901 Prosser	M. Santillio
A-276-25	2908 E. 116 th	B. Cuevas
A-277-25	14315 Darley	J. Barkas
A-278-25	11100 Superior	R. Apanasewicz
A-279-25	1449 W. 58 th	R. Crane
A-280-25	4368 E. 156 th	R. Crane
A-281-25	4019 Memphis	C. Gregg
A-282-25	3416 E. 72 nd	E. Dures