

Wednesday, April 8, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Building: Docket A-297-25

4084 E. 64th Street

WARD: 2 (Kevin L. Bishop)

Gloria Cavanaugh, Owner of the U-Utility – Towers, Tanks, Sheds, Fences over 8', One Story Metal Frame Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION-MAIN STRUCTURE**, dated October 5, 2025, the appellant is requesting five (5) months to complete abatement of the violations.

Building Docket A-299-25

16131 Holmes Avenue

WARD: 10 (Michael D. Polensek)

Property Co, 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 November 12, 2025, the appellant is requesting six (6) months 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-304-25
3100 Devonshire Road
WARD: 4 (Kris Harsh)

Deaconess-Kraft Center, Inc., Owner of the R -2 Residential – Non – Transient; Apartments (Shared Egress) Six Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated November 11, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Building: Docket A-307-25
12720 Shaw Avenue
WARD: 9 (Kevin Conwell)

Fred Moore (Freddie), Owner of the H-1 High Hazard – Explosives, One Story Garage – Detached Masonry Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – UNAUTHORIZED/ILLEGAL USE**, dated December 11, 2025, and **HAZARDOUS CONDITIONS**, dated December 10, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing Docket A-295-25
6307 Ellen Avenue
WARD: 7 (Austin N. Davis)

Lucinda M. Lopez, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE, Violation Notice not dated**, the appellant is requesting thirty (30) to sixty (60) days to complete abatement of the violations.

Housing: Docket A-298-25
4086 E. 141st Street
WARD: 1 (Joseph T. Jones)

Sullea Martin - Berry, Owner of the Two Dwelling Units, Two Family Residence, One and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated November 7, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-300-25
4069 E. 79th Street
WARD: 2 (Kevin L. Bishop)

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

Housing: Docket A-301-25
16301 Walden Avenue
WARD: 1 (Joseph T. Jones)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated November 18, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-305-25
11800 Avon Avenue
WARD: 2 (Kevin L. Bishop)

CDE Ventures, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR AND EXTERIOR MAINTENANCE**, dated November 12, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-306-25
3807 W. 135th Street
WARD: 13 (Brian Kazy)

Richard, Tom and Gary Benesh, 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 November 12, 2025, the appellant is requesting nine (9) months to complete abatement of the violations.

Housing: Docket A-308-25
14504 Courtland Avenue
WARD: 13 (Brian Kazy)

Lisa Carlise-Galgarski, Owner of the One Dwelling Unit, Single Family Residence, One Story Wood/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – FIRE DAMAMGE**, dated, December 8, 2025, the appellant is requesting time to complete abatement of the violations.

Civil Ticket - Housing: Docket CT-002-26
4913 Anson Avenue
WARD: 3 (Deborah Gray)

ATKM Management Group, LLC, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.02 NON-OWNER OCCUPIED RESIDENTIAL RENTAL UNIT REGISTRATION REQUIRED**, denial letter dated November 7, 2025.

Civil Ticket - Housing: Docket CT-003-26
6202 Fleet Avenue
WARD: 2 (Kevin L. Bishop)

Anne Kebe, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.02 NON-OWNER-OCCUPIED RESIDENTIAL RENTAL UNIT REGISTRATION REQUIRED**, denial letter dated November 25, 2025.

Civil Ticket - Housing: Docket CT-004-26
3601 E. 74th Street
WARD: 3 (Deborah Gray)

ATKM Management Group, LLC, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.02 NON-OWNER OCCUPIED RESIDENTIAL RENTAL UNIT REGISTRATION REQUIRED**, denial letter dated November 7, 2025.

Civil Ticket - Housing: Docket CT-005-26

16206 Arcade Avenue

WARD: 5 (Richard A. Starr)

Stanley W. Kebe, Owner of the One Dwelling Unit, Two Family Residence, Two Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.02 NON-OWNER OCCUPIED RESIDENTIAL RENTAL UNIT REGISTRATION REQUIRED**, denial letter dated November 25, 2025.

Civil Ticket - Housing: Docket CT-006-26

4050/4052 Fulton Parkway

WARD: 11 (Nikki Hudson)

Tanya Gonzalez, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 369.18 EXTERIOR PROPERTY AREAS**, dated September 22, 2025. Appeal denied on December 5, 2025.

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-284-25	Lawrence Rafalski
A-285-25	Sherri Cadle-Kowalcky
A-286-25	Colia Best
A-288-25	Sheila Krasnoschlik
A-289-25*	Darren Powell
A-290-25	Ray Billingsley
A-291-25	Plamena and Jakori Cox
A-292-25	Darren Powell*
A-293-25	Mary M. Franko
A-294-25	Darren Powell

APPROVAL OF MINUTES

March 25, 2026

***Not the listed owner of Vacant Lots. Appellant was using the parcels to stage his personal property.**

MEMO

To: Glen Murray, Interim CBO

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

Date: March 25, 2026

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, April 8, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-295-25	6307 Ellen Avenue	*
A-297-25	4084 E. 64 th	J. Barkas
A-298-25	4086 E. 141 st	M. Medancic
A-299-25	16131 Holmes	R. Crane
A-300-25	4069 E. 79 th	J. Barkas
A-301-25	16301 Walden	J. Dvorak
A-304-25	3100 Devonshire	E. Budd
A-305-25	11800 Avon	L. Kulchytsky
A-306-25	3807 W. 135 th	B. McClure
A-307-25	12720 Shaw	J. Dvorak
A-308-25	14504 Courtland	B. McClure
CT-002-26	4913 Anson	D. Butler (HO)
CT-003-26	6220 Fleet	K. Guappone (HO)
CT-004-26	3601 E. 74 th	D. Butler (HO)
CT-005-26	16206 Arcade	K. Guappone (HO)
CT-006-26	4052 Fulton Pkwy	M. Glazer (HO)

- **No Inspector listed on the VN**