

**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](mailto: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](mailto: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/](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Building: Docket A-297-25**

4084 E. 64<sup>th</sup> 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. 141<sup>st</sup> 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. 79<sup>th</sup> 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. 135<sup>th</sup> 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. 74<sup>th</sup> 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.

TENTATIVE

**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.

<b>DOCKET NO.</b>	<b>ADDRESS</b>	<b>INSPECTOR/S</b>
A-295-25	6307 Ellen Avenue	*
A-297-25	4084 E. 64 <sup>th</sup>	J. Barkas
A-298-25	4086 E. 141 <sup>st</sup>	M. Medancic
A-299-25	16131 Holmes	R. Crane
A-300-25	4069 E. 79 <sup>th</sup>	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 <sup>th</sup>	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 <sup>th</sup>	D. Butler (HO)
CT-005-26	16206 Arcade	K. Guappone (HO)

- **No Inspector listed on the VN**