

**Wednesday, July 1, 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/UCB8ql0JrhmpYIR1OLY68bw/>

**Building: Docket A-059-26**

1156 W. 11<sup>th</sup> Street

WARD: 7 (A. Davis)

**Flats East Building 4 LLC**, Owner of the M- Mixed Use Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 23, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Building: Docket A-060-26**

3414 Walton Avenue

WARD: 14 (Jasmin Santana)

**3414 Walton Avenue, LLC**, Owner of the R-2 Residential – Non Transient; Apartments (Shared Egress) Two Story Frame Structure appeals from a **VIOLATION ORDER – INTERIOR/EXTERIOR MAINTENANCE, ILLEGAL OCCUPANCY AND HAZARDOUS CONDITIONS**, dated December 19, 2025 and February 6, 2026, the appellant is requesting two (2) years to complete abatement of the

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

violations.

**Building Docket A-065-26**

**883 Parkwood Drive**

**WARD: 9 (Kevin Conwell)**

**LQO, LLC**, Owner of the Three Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated January 9, 2026, the appellant is requesting thirty (30) days to complete abatement of the violations.

**Housing: Docket A-066-26**

**5348 St. Clair Avenue**

**WARD: 8 (Stephanie Howse-Jones)**

**Benjamin Davis**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 6, 2026, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

**Housing Docket A-067-26**

**5346 St. Clair Avenue**

**WARD: 8 (Stephanie Howse-Jones)**

**Benjamin Davis**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 6, 2026, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

**Housing Docket A-068-26**

**5350 St. Clair Avenue**

**WARD: 8 (Stephanie Howse-Jones)**

**Benjamin Davis**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 31, 2025, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

**Housing Docket A-069-26**  
**5352 St. Clair Avenue**  
**WARD: 8 (Stephanie Howse-Jones)**

**Benjamin Davis**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 31, 2025, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

**Housing Docket A-070-26**  
**3440 E. 142<sup>nd</sup> Street**  
**WARD: 1 (Joseph T. Jones)**

**Patricia L. Williamson-Whitner**, Owner of the One and a Half Story Masonry Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION - GARAGE**, dated January 21, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

<b>A-047-26</b>	<b>Rhonda Frisco-Green</b>
<b>A-048-26</b>	<b>Ladd M. Kopacka</b>
<b>A-049-26</b>	<b>Lavonia Brown</b>
<b>A-050-26</b>	<b>Doverspike RE Management, LLC</b>
<b>A-051-26</b>	<b>Stanley L. Adams</b>
<b>A-052-26</b>	<b>Stanley L. Adams</b>
<b>A-053-26</b>	<b>Stanley L. Adams</b>
<b>A-054-26</b>	<b>Stanley L. Adams</b>
<b>A-055-26</b>	<b>Playhouse Associates, Ltd.</b>
<b>A-056-26</b>	<b>John Basso, Jr</b>

**APPROVAL OF MINUTES**

**June 17, 2026**

**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, July 1, 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>
<b>A-057-26</b>	<b>3497 W. 46<sup>TH</sup></b>	<b>J. Barkas</b>
<b>A-058-26</b>	<b>7422 Rutledge</b>	<b>E. Dures</b>
<b>A-059-26</b>	<b>1156 W. 11<sup>th</sup></b>	<b>D. Blazevic</b>
<b>A-060-26</b>	<b>3414 Walton</b>	<b>R. Derrett</b>
<b>A-061-26</b>	<b>9916/9918 North Blvd.</b>	<b>R. Derrett</b>
<b>A-062-26</b>	<b>3809 E. 72<sup>nd</sup></b>	<b>J. Barkas</b>
<b>A-063-26</b>	<b>817 Lakeview Road</b>	<b>M.C. McGinley</b>
<b>A-064-26</b>	<b>4102 E. 106<sup>th</sup></b>	<b>R. Derrett</b>
<b>A-065-26</b>	<b>883 Parkwood Drive</b>	<b>L. Kulchytsky</b>
<b>A-066-26</b>	<b>5348 St. Clair</b>	<b>E. Budd</b>
<b>A-067-26</b>	<b>5346 St. Clair</b>	<b>E. Budd</b>
<b>A-068-26</b>	<b>5350 St. Clair</b>	<b>E. Budd</b>
<b>A-069-26</b>	<b>5352 St. Clair</b>	<b>E. Budd</b>
<b>A-070-26</b>	<b>3440 E. 142<sup>nd</sup></b>	<b>M. Medancic</b>