

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

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-059-26

1156 W. 11th Street

WARD: 7 (A. Davis)

Flats East Building 4 LLC, Owner of the **R-4 Residential – Non-Transient; Seventeen Units, Shared Living Area for 5-16 Persons** 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. 142nd 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.

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

APPROVAL OF MINUTES

June 17, 2026

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: March 16, 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.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-057-26	3497 W. 46 TH	J. Barkas
A-058-26	7422 Rutledge	E. Dures
A-059-26	1156 W. 11 th	D. Blazevic
A-060-26	3414 Walton	R. Derrett
A-061-26	9916/9918 North Blvd.	R. Derrett
A-062-26	3809 E. 72 nd	J. Barkas
A-063-26	817 Lakeview Road	M.C. McGinley
A-064-26	4102 E. 106 th	R. Derrett
A-065-26	883 Parkwood Drive	L. Kulchytsky
A-066-26	5348 St. Clair	E. Budd
A-067-26	5346 St. Clair	E. Budd
A-068-26	5350 St. Clair	E. Budd
A-069-26	5352 St. Clair	E. Budd
A-070-26	3440 E. 142 nd	M. Medancic
CT-006-26	4052 Fulton Pkwy	M. Glazer