

Wednesday, January 14, 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-226-25

1381 W. 83rd Street

WARD: 15 (Jenny Spencer)

Luz Maria Santos, Owner of the R-3 Residential – Non-Transient Townhomes (Independent Egress) Two Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION-MAIN STRUCTURE**, dated August 25, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Building Docket A-227-25

2164 Rockwell

WARD: 7 (Stephanie Howse- Jones)

Cleveland Chinatown Development, LLC, Owner of the MXD- Mixed Uses in one Building Three Story Masonry Wall/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated August 13, 2025, the appellant is requesting twelve (12) months 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-228-25
17570 Lakeshore Boulevard
WARD: 8 (Michael Polensek)

HAAS Real Estate Holdings, LLC, Owner of the R -2 Residential – Non – Transient; Apartments (Shared Egress) Two Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated August 28, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Building Docket A-236-25
9003 Superior Avenue
WARD: 7 (Stephanie Howse-Jones)

Muntaser Muntaser, Owner of the PKLT – Parking Lot appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 8, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-220-25
1753 Urbana Road
WARD: 10 (Anthony Hairston)

1753 Urbana Duplex, LLC, Owner of the Two Dwelling Units Two Family Residence Two Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENCE** dated August 1, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-221-25
4095 E. 93rd Stree
WARD: 2 (Kevin Bishop)

James Williams, Owner of the Two Dwelling Units Two Family Residence One Story Masonry Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION MAIN STRUCTURE AND GARAGE**, dated August 1, 2025, the

appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-222-25

4120 E. 186th Street

WARD: 1 (Joseph Jones)

Kathy Blair, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Garage – Detached; Wood frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated July 31, 2025, the appellant is requesting forty-five (45) days to complete abatement of the violations.

Housing: Docket A-223-25

1839 Torbenson – 2nd Floor

WARD: 10 (Anthony Hairston)

Skai Blu Flip, LLC, Owner of the Two Dwelling Units Two Family Residence One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated August 20, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-224-25

3777 W. 39th Street

WARD: 14 (Jasmine Santana)

Guardian Fund, LLC, Owner of the One Dwelling Unit Single Family Residence One and a Half Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated August 22, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-225-25

723 E. 156th Street

WARD: 8 (Michael Polensek)

Owner's Choice, 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 AND VACATE**, dated August 1, 2025, and August 5, 2025, appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-229-25

3031 W. 11th Street

WARD: 11 (Danny Kelly)

Andre T. Abrams, Owner of the One Dwelling Unit Single Family Residence One Story Garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated September 9, 2025, appellant is requesting nine (9) months to complete abatement of the violations.

Housing: Docket A-230-25

12005 Phillips Avenue

WARD: 9 (Kevin Conwell)

Curtis J. Higgins, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated August 26, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-233-25

7808 Elton Avenue

WARD: 15 (Jenny Spencer)

Christine Goodspeed, Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE** dated July 7, 2025, the appellant is requesting six (6) to one (1) year to complete abatement of the violations.

Housing: Docket A-234-25

17709 Garden Boulevard

WARD: 7 (Stephanie Howse-Jones)

Stephen M. Butts, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated August 27, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-235-25
17715928 Holmes Avenue
WARD: 8 (Michael Polensek)

James E. Buchanan, Owner of the Two Dwelling Units Two Family Residence Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – NO PERMIT**, dated September 16, 2025, the appellant is requesting thirty (30) days to complete abatement of the violations.

TENTATIVE

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-122-25	Stephanie Chumbley
A-136-25	Samantha R. B. Evans
A-201-25	7911 Lawn Duplex, LLC
A-204-25	Deborah Ohman
A-205-25	SFN Holdings, LLC
A-206-25	Leswilmer Rosado Rosado
A-207-25	BMW Realty Co., LLC
A-208-25	Zully Oliveros
A-210-25	Danny Wong
A-212-25	Prospectus 14 Holdings. LLC
A-213-25	3080 Warren, LLC
A-214-25	Donald Ksiezyk
A-216-25	TRECE Properties, LLC
A-217-25	George Caraman
A-218-25	Emai, LLC
A-219-25	Lilann Brewton
A-278-25	Emerald Senior, L.P.
A-287-25	Sahih Labib A-Mutakabbir Q

APPROVAL OF MINUTES

December 17, 2025

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: October 17, 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, January 14, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-220-25	1753 Urbana	E. Budd
A-221-25	4095 E. 93 rd	P. Cuffari
A-222-25	4120 E. 186 th	Z. Cindric
A-223-25	1837-1839 Torbenson	K. Lanum
A-224-25	3777 W. 39 th	J. Barkas
A-225-25	723 E. 156 th	M. Shockley
A-226-25	1381 W. 83 rd	R. Catacutan
A-227-25	2164 Rockwell	Arnold
A-228-25	17570 Lakeshore	J.V. Morris
A-229-25	3031 W. 111 th	T. Barisic
A-230-25	12005 Phillips	W.C. Thomas
A-233-25	7808 Elton	T. Barisic
A-234-25	7118 Lawnview	M. Santillo
A-235-25	15928 Holmes	B. Medancic
A-236-25	9003 Superior	J.V. Morris