

**Wednesday, March 25, 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/)

**Housing Docket A-284-25**

6916 Worley Avenue

WARD: 2 (Kevin L. Bishop)

**Lawrence Rafalski**, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated October 16, 2025, the appellant is requesting time to complete abatement of the violations.

**Housing: Docket A-285-25**

1836 W. 52<sup>nd</sup> Street

WARD: 7 (Austin N. Davis)

**Sherri Cadle-Kowalcky**, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 27, 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.

**Housing: Docket A-286-25**  
**3519 E. 104<sup>th</sup> Street**  
**WARD: 3 (Deborah Gray)**

**Colia Best**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE** dated October 9, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-288-25**  
**5700 Ira Avenue**  
**WARD: 4 (Kris Harsh)**

**Sheila Krasnoschlik**, 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 November 6, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-289-25**  
**13906 Coit Road**  
**WARD: 9 (Kevin Conwell)**

**Darren Powell**, Owner of the Two Dwelling Units, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – FAILURE TO REGISTER**, dated November 19, 2025, the appellant is requesting time to complete abatement of the violations.

**Housing: Docket A-290-25**  
**11109 Glenboro Drive**  
**WARD: 2 (Kevin Bishop)**

**Ray Billingsley**, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 28, 2025, the appellant is requesting nine (9) months to complete abatement of the violations.

**Housing: Docket A-291-25**  
**3039 E. 126<sup>th</sup> Street**  
**WARD: 3 (Deborah Gray)**

**Plamena and Jakori Cox**, Owner of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 20, 2025, the appellant is requesting time to complete abatement of the violations.

**Housing: Docket A-292-25**  
**13910 Coit Road**  
**WARD: 9 (Kevin Conwell)**

**Darren Powell**, User of the Vacant Lot Property, appeals from a **NOTICE OF VIOLATION – UNAUTHORIZED/ILLEGAL USE**, dated November 19, 2025.

**Housing: Docket A-293-25**  
**19101 Muskoka Avenue**  
**WARD: 10 (Michael Polensek)**

**Mary M. Franko**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION-MAIN STRUCTURE AND GARAGE**, dated November 18, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

**Housing: Docket A-294-25**  
**1860 W. 50<sup>th</sup> Street**  
**WARD: 7 (Austin N. Davis)**

**Susan M. Haders**, 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 October 27, 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.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

A-273-25	Richard M. Easley, Jr.
A-274-25	Riparvian VPC Ohio SFR Portfolio
A-275-25	David R. Lewis
A-276-25	Sijie Fu
A-277-25	Bryant L. Darley
A-279-25	James Alves
A-280-25	Hero Homes JV2 Encore Borrower LLC
A-281-25	Rocco's Homes LLC
A-282-25	Thomas Siebert

**APPROVAL OF MINUTES**

**March 11, 2026**

**MEMO**

To: Glen Murray, Interim CBO

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

Date: November 11, 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, March 25, 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-284-25	6916 Worley	W. Hindi
A-285-25	1836 W. 52 <sup>nd</sup>	T. Barisic
A-286-25	3519 W. 104 <sup>th</sup>	M. Santillio
A-288-25	5700 Ira	J. Barkas
A-289-25	13906 Coit	R. Derrett
A-290-25	11109 Glenboro	E. Duras
A-291-25	3039 E. 126 <sup>th</sup>	B. McClure
A-292-25	13910 Coit	R. Derrett
A-293-25	19101 Muskoka	R. Crane
A-294-25	1860 W. 50 <sup>th</sup>	T. Barisic
CT 002-26	4913 Anson	D. Butler
CT-003-26	6202 Fleet	K. Guappone
CT-004-26	3601 E. 74 <sup>th</sup>	D. Butler
CT-005-26	16206 Arcade	K. Guappone