

Wednesday, October 22, 2025

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/UCB8ql0JrhmpYIR1OLY68bw/>

Building: Docket A-100-25

6400 St. Clair Avenue

WARD:7 (Stephanie Howse-Jones)

James McAbee, Owner of the Mixed Uses-Multiple Uses in one Building Two Story Masonry Walls/Wood Floors Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – POOR WORKMANSHIP**, dated February 14, 2025, the appellant is requesting one (1) week to complete abatement of the violations.

Building: Docket A-102-25

8211 Cedar Avenue

WARD: 6 (Blain A. Grffin)

Ali Loffi-Fard, Owner of the Mixed Uses – Multiple Uses in one Building Two Story Frame Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION/DEMOLITION – MAIN STRUCTURE**, dated February 5, 2025, appellant is requesting one hundred and eighty (180) days to complete

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

abatement of the violations.

Housing: Docket A-098-25

1265 W. 108th Street

WARD: 15 (Jenny Spencer)

Christina Catavolos, Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – UNAUTHORIZED/ILLEGAL USE**, dated March 24, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-099-25

6705 Guthrie Avenue

WARD: 15 (Jenny Spencer)

Guthrie Duplex LLC, Owner of the One Dwelling Unit Single Family Residence Two and Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION - EXTERIOR MAINTENANCE**, dated March 24, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-101-25

3358 W. 59th Place

WARD: 3 (Kerry McCormack)

Ali Tawell, Owner of the One Dwelling Unit Single Family Residence One and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated March 31, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-103-25

13504 Benwood Avenue

WARD: 2 (Kevin I. Bishop)

133504 Benwood Duplex LLC, Owner of the Two Dwelling Units Two Family Residence Two and Half Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 9, 2025, appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-104-25

16217 Throckley Avenue

WARD: 1 (Joseph T. Jones)

Property Improvement Specialists Inc., Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 16, 2025, appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Housing: Docket A-105-25

3085 E. 65th Street

WARD: 5 (Richard A. Starr)

Brianna Denham, Owner of the One Dwelling Unit Single Family residence One and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated March 28, 2025, appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-107-25

1410 E. 86th Street

WARD: 7 (Stephanie Howse-Jones)

Martine Wrigh, Owner of the Three Dwelling Units Three Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated April 4, 2025, appellant is requesting one hundred and eighty (180) days to complete abatement of the violations.

Time Extension Housing: Docket A-97-25

3610 E. 113th Street

WARD: 2 (Kevin I. Bishop)

LaBron Sanford, 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 and ELECTRICAL**, dated July 16, 2024, appellant is requesting for additional time under A-147-24 until April 2026, to complete abatement of the violations.

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-087-25	Carlos Rodriguez
A-088-25	LSA Group, LLC
A-089-25	Rutan Investments, LLC
A-090-25	BBKW/William Walker
A-091-25	Caroleanne/Pete Danszczak
A-092-25	Lorenzo/Giuseppe Disiena
A-093-25	Terrance Myers
A-094-25	Property Improvement Specialists Inc
A-095-25	James C. Fissal
A-096-25	Heather M. Carey

APPROVAL OF MINUTES

October 8, 2025

To:
Memo

Tom Vanover, Commissioner/CBO

From:

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

Date:

April 14, 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, October 22, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.

ADDRESS

INSPECTOR/S

A-097-25	3610 E. 113 th	B. McClure
A-098-25	1265-67 W. 108 th	M. Medancic
A-099-25	6705 Guthrie	B. McClure
A-100-25	6400 St. Clair	R. Teaney
A-101-25	3358 W. 59 th	J. Barkas
A-102-25	8211-8215 Cedar	R. Conte
A-103-25	13504 Benwood	S. Lang
A-104-25	3563 E. 143 rd	S. Lang
A-105-25	3085 E. 65 th	D. Smith
A-107-25	1410 E. 86 th	D. Smith