

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 Structure 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-141-24
15707 Eldermere Avenue
WARD: 3 (Kerry McCormack)

Jamal Warith, Owner of the One Dwelling Unit Single Family Residence Property, appeals from a **NOTICE OF VIOLATION – POOR WORKMANSHIP**, dated June 26, 2024, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-098-25
1265-67 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 (x2)**, 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
3563 E. 143rd Street
WARD: 2 (Kevin L. Bishop)

Cecil Caffey and Callie Davis-Caffey, 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.

Housing: Docket A-151-25
7420 Ottawa Road
WARD: 12 (Rebecca Maurer)

Judith A and John A. Svadba, Sr., Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 5, 2025, appellant is requesting thirty (30 to sixty (60) days to complete abatement of the violations.

Housing: Docket A-152-25
3649 W. 46th Street
WARD: 14 (Jasmine Santana)

Belinda Haynes, Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated May 20, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-153-25
9511 Sandusky Avenue
WARD: 2 (Kevin Bishop)

Direz Williams, Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 16, 2025, appellant is requesting two hundred and twenty (220) days to complete abatement of the violations.

Housing: Docket A-154-25
3281 E. 118th Street
WARD: 4 (Deborah Gray)

John Edward Hanssen, III, Owner of the Two Dwelling Units Two Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 20, 2025, appellant is requesting thirty (30) days to complete abatement of the violations.

Housing: Docket A-155-25
5006 Behrwald Avenue
WARD: 13 (Kris Harsh)

David A. Pietrasz, Owner of the One Dwelling Unit Two Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 28, 2025, appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-156-25
2204 W. 103rd Street
WARD: 15 (Jenny Spencer)

Niccolo Yakovlevich, Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated June 3, 2025, appellant is requesting four (4) weeks to complete abatement of the violations.

Housing: Docket A-185-25
3407 E. 113th Street
WARD: 4 (Deborah Gray)

Cleve Johnson, Owner of the Two Dwelling Units Two Family Residence One and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated July 9, 2025, appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-186-25
3387 E. 113th Street
WARD: 4 (Deborah Gray)

Lacardaire Thedford, Jr., Owner of the One Dwelling Unit Single Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE** dated July 15, 2025, appellant is requesting five (5) months to complete abatement of the violations.

Housing: Docket A-187-25
3678 MLK, Jr. Drive (East Blvd)
WARD: 12 (Kevin Bishop)

Judy Ann Chandler, Owner of the Two Dwelling Units Two Family Residence Two and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated July 14, 2025, appellant is requesting sixty (60) days to complete abatement of the violations

Housing: Docket A-188-25
1307 W. 74th Street
WARD: 15 (Jenny Spencer)

Victor Belikov, Owner of the One Dwelling Unit Single Family Residence ne and Half Story Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated June 27, 2025, appellant is requesting one (1) year to complete abatement of the violations.

Adjudication Order Building: Docket A-183-25
2173 Professor Street
Ward 3 (Kerry McCormack)

Keith Sutton/Jurt Weaver, Owner of the A2/R – Restaurant/R-2 Apartment Structure appeals from an ADJUDICATION ORDER – B24018192-04; OBC 106-1.1, OBC 707.5, OBC 707.5.1, OBC 903.3.1.2.3, OBC 907.2.11.2, dated June 3, 2025; the appellant is requesting for a variance from the requirement.

Adjudication Order Building Docket A-183-25 has been withdrawn at the request of the appellant.

Adjudication Order Building: Docket A-232-25
1979 W. 25th Street
Ward 3 (Kerry McCormack)

Todd Mayher, Owner of the LR – Local Retail Business, Four Story Structure appeals from an ADJUDICATION ORDER – B25006931-3; Item 4:B Only; Chapter 13 OBC, dated August 12, 2025; the appellant is requesting for a variance from the requirement.

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 11, 2025, and July 16, 2024, appellant is requesting additional time under A-147-24 until April 2026, to complete abatement of the violations.

TENTATIVE

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-087-25	Carlos Rodriguez
A-088-25	LSA Group, 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
A-120-25	Opportunity Group 1, LLC
A-178-25	Khristian & Melissa Little
A-179-25	Oscar Lopez
A-180-25	Knights Center Court Corp.
A-181-25	Marsha Walker-Eastwood
A-184-25	Deborah Pflegar, Trustee
A-189-25	Rainbow Terrace 2021, LLC
A-231-25	Bessemer 55, LLC
CT-003-25	WMS Endowment, LLC
CT-004-25	Medex Real Estate Capital LLC
CT-005-25	Michael A. and Susan L. Kevdzija
CT-006-25	Gerald Denham, Jr.

APPROVAL OF MINUTES

October 8, 2025

Memo

To: 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-141-24	15707 Eldermere	M. McGinley
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
A-151-25	7420 Ottawa	T. Barisic
A-152-25	3649 W. 46 th	J. Dvorak
A-153-25	9511 Sandusky	M. Rowshanbakhtfardian
A-154-25	3281 E. 118 th	R. McFarland
A-155-85	5006 Behrwald	J. Barkas
A-156-25	2204 W. 103 rd	M. Medancic
A-183-25	2173 Professor	T. Vanover
A-185-25	3407 E. 113 th	P. McFarland
A-186-25	3387 E. 113 th	Z. Cindric
A-187-25	3678 MLK, Jr./East Blvd.	T. Barisic
A-188-25	1307 W. 74 th	R. Catacutan
A-232-25	1979 W. 25 th	T. Vanover