

Wednesday, December 3, 2025

AGENDA

BOARD OF BUILDING STANDARDS AND BUILDING APPEALS NOTICE of PUBLIC HEARING

CLEVELAND CITY HALL Room 514 or via Web

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-100-25

6400 St. Clair Avenue

WARD:7 (Stephanie Howse-Jones)

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

Building: Docket A-134-25

2020 Lorain Avenue

WARD: 3 (Lauren R. Welch)

Stoneleigh Companies, Owner of the R-2 Residential – Non-Transient Apartment (Shared Egress), Six Story Metal Frame Structure, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated April 24, 2025, the appellant is requesting sixty (60) days 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.

Building Docket A-140-25

1855 Cliffview (Unit 8A)

WARD: 10 (Anthony T. Hairston)

Ohio Real Ventures, LLC, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress), One Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated May 9, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Building Docket A-175-25

12708 Larchmere

WARD: 6 (Blain A. Griffin)

Bauhaus Investments, LLC, Owner of the MXD Mixed Uses – Multiple Uses in one Building, Two and Half Story Frame Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated June 6, 2025, the appellant is requesting thirty (30) days to complete abatement of the violations.

Building Docket A-176-25

16100 Lorain Avenue

WARD: 17 (Charles Slife)

Lorain Realty Co. LLC, Owner of the One Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated June 17, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-133-25

2968 E. 67th Street

WARD: 5 (Richard Starr)

Robin Turner, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/ EXTERIOR MAINTENANCE** dated May 16, 2025, the appellant is requesting one hundred and twenty (120) to one hundred and eighty (180) days to complete abatement of the violations.

Housing: Docket A-136-25
3963 E. 71st Street
WARD: 12 (Rebecca Maurer)

Samantha Rose Brittany Evans, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 5, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-137-25
10501 Shale Avenue
WARD: 6 (Blaine Griffin)

Ruth Elizabeth Azoque-Saquisilli, 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, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-138-25
4069 E. 79th Street
WARD: 12 (Rebecca Maurer)

Mighty Resources, LLC Owner of the One Dwelling Unit, Single Family Residence, One and Half Story Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 20, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-139-25
7416 Ottawa Road
WARD: 12 (Rebecca Maurer)

Christopher A. Baldwin, Owner of the One Dwelling Unit, Single Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 5, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-141-25
6512 Superior Avenue
WARD: 7 (Stephanie Howse-Jones)

James A. Baker, 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 June 5, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-142-25
3599 W. 129th Street
WARD: 11 (Danny Kelly)

Ehsan Bonyadi, Owner of the One Dwelling Unit, Single Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – HAZARDOUS CONDITIONS**, dated May 19, 2025, appellant is requesting time to complete abatement of the violations.

Housing Docket A-142-25 has been withdrawn at the request of the appellant.

Housing: Docket A-143-25
3669 E. 59th Street
WARD: 12 (Rebecca Maurer)

DNA 216 Homes, LLC, 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 19, 2025, appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-144-25
2115 Denison Avenue
WARD: 12 Rebecca Maurer)

Andrea N. Maddon, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated May 15, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-171-25
3621 E. 61st Street Building A and B)
WARD: 12 (Rebecca Maurer)

Jolly Investments, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION –**

CONDEMNATION – MAIN STRUCTURE, dated June 11, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-172-25

4265 W. 36th Street

WARD: 13 (Kris Harsh)

QC Ventures, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – HAZARDOUS CONDITIONS**, dated June 27, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-173-25

3812 W. 135th Street

WARD: 16 (Brian Kazy)

Andy Wu, Owner of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated June 30, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-174-25

14422 Aspinwall Avenue

WARD: 10 (Anthony T. Hairston)

TAC Housing, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated June 23, 2025, the appellant is requesting thirty (30) days to complete abatement of the violations.

Housing: Docket A-177-25

2320 W. 11th Street

WARD: 3 (Lauren R. Welch)

Swank Spaces, Ltd., Owner of the Three Dwelling Units, Three Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated June 17, 2025, the appellant is requesting six (6) to twelve (12) months to complete abatement of the violations.

Housing: Docket A-201-25
7911 Lawn Avenue
WARD: 15 (Jenny Spencer)

7911 Lawn Duplex, LLC., Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated July 24, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-203-25
2200 Kenneth Avenue
WARD: 12 (Rebecca Maurer)

Vishal Tare, 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 MAINTENANCE**, dated July 16, 2025, the appellant is requesting three (3) months to complete abatement of the violations.

Housing: Docket A-200-25 (LEAD)
437 E. 152nd Street
WARD: 8 (Michael Polensek)

Naomi Tate, Owner of the One Dwelling Unit, Two Family, Two Story Property, appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT**, dated July 29, 2025, the appellant is requesting for the Board to allow the exam of the remediated properties to move forward, the test submitted, and the results be certified under the original submission supplemented with the additional testing for the remediated sections of the property.

Housing: Docket A-202-25 TIME EXTENSION (ref. A-412-23)
3808 E. 153rd Street
WARD: 1 (Joe Jones)

Colen Boone, 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 December 20, 2023, the appellant is requesting for additional time to complete abatement of the violations.

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-122-25	Dale and Stephanie Chumbley
A-123-25	Gold Star Housing LLC
A-124-25	1310 W. 76 th Street, LLC
A-125-25	Brent Warren
A-126-25	Randy Cedono
A-127-25	City Reach Church
A-128-25	Mark Campbell
A-129-25	Jameer Thompson/Kim Morris
A-130-25	Jose M. Vitali
A-131-25	Abdul Ali
A-132-25	Timothy Rosenberger
A-165-25	Tyrone Taylor
A-166-25	Nicholas Kafantaris
A-167-25	Marston Duplex, LLC
A-168-25	Covenant Community Church
A-169-25	Ohio Parking System of Cleveland
A-170-25	Andrew Williams
A-195-25	Erron Lofton
A-196-25	Muhammed Dervic
A-197-25	Alla Wagner
A-198-25	MXHM, LLC
A-199-25	Dragan and Ljiljana Sluepcevic
A-283-25	Idreea Hill

APPROVAL OF MINUTES

November 19, 2025

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: June 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, December 3, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-100-25	6400 St. Clair	R. Teaney
A-133-25	2968 E. 67 th	G. Conwell
A-134-25	2020 Lorain	T. Barisic
A-136-25	3963 E. 71 st	T. Barisic
A-137-25	10501 Shale	A. Smith
A-138-25	4069 E. 79 th	K. McMahon
A-139-25	7416 Ottawa	C. Davis
A-140-25	1855 Cliffview	C. Gregg
A-141-25	6512 Superior	D. Smith
A-142-25	3599 W. 129 th	C. Gregg
A-143-25	3669 E. 59 th	B. McClure
A-144-25	2115 Denison	K. McMahon
A-171-25	3621 E. 61 st	M. Santillo
A-172-25	4265 W. 36 th	J. Barkas
A-173-25	3812 W. 135 th	E. Budd
A-174-25	1422 Aspinwall	B. Medancic
A-175-25	12708 Larchmere	M. Shockley
A-176-25	16100 Lorain	K. McMahon
A-177-25	2320 W. 11 th	T. Barisic
A-200-25	437 E. 152 nd	K. Dettmer
A-201-25	7911 Lawn	r. Blevins
A-202-25	3808 E. 153 rd	J. Dvorak
A-203-25	2200 Kenneth	E. Budd