

Wednesday, January 28, 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-239-25

3898 Lee Road

WARD: 1 (Joseph T. Jones)

Shaker Hair and Beauty, LLC Owner of the M-Mercantile – Retail Shops; Carry-Out Food Shops, One Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 23, 2025, the appellant is requesting nine (9) months to complete abatement of the violations.

Building Docket A-241-25

12915 Bellaire Road

WARD: 13 (Brian Kazy)

Wayne Speed, Owner of the M-Mercantile – Retail Shops; Carry – Out Food Shops, One Story Frame Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated September 2, 2025, the appellant is requesting ninety (90) days 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-244-25

1281 E. 38th Street

WARD: 8 (Stephanie D. Howse-Jones)

1281 East 38th, LLC, Owner of the Three Story, Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – HAZARROUS CONDITIONS**, dated August 29, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Building: Docket A-248-25

17202 St. Clair Avenue

WARD: 10 (Michael D. Polensek)

Dorothy's Towing, LLC, Owner of the M-Mercantile – Retail Shops; Carry-Out Food Shops, One Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated September 3, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-141-24

15707 Eldamere Avenue

WARD: 1 (Joseph T. Jones)

Jamal Warith, Owner of the Two Dwelling Units, Single Family Residence, One Story Frame 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-237-25

3863 W. 117th Street

WARD: 12 (Tanmay Shah)

Ilyas Quereshi, Owner of the One Dwelling Unit, Single Family Residence, One Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENCE** dated September 4, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-238-25

3806 W. 133rd Street

WARD: 13 (Brian Kazy)

5850 Middlebrook, LLC, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE** dated September 10, 2025, the appellant is requesting eight (8) months to complete abatement of the violations.

Housing: Docket A-240-25

4234 E. 111th Street

WARD: 2 (Kevin L. Bishop)

Alpha Equity Partners, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated August 28, 2025, the appellant is requesting thirty (30) days to complete abatement of the violations.

Housing: Docket A-243-25

9717 Dickens Avenue

WARD: 3 (Deborah Gray)

Latonya Walker, LLC, Owner of the One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT AND CONDEMNATION - GARAGE**, dated September 25, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-245-25

3297 E. 137th Street

WARD: 3 (Deborah Gray)

Alberdia and James Turner, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated August 26, 2025, the appellant is requesting three (3) months to complete abatement of the violations.

Adjudication Order: Housing Docket A-263-25

12005 Phillips Avenue

WARD: 9 (Kevin Conwell)

Curtis Huggins, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property and One Story Garage – Detached: Wood Frame Property, appeals from an **ADJUDICATION ORDER – B25028662 RCO106.1.3 (1-10); a-l**, dated October 14, 2025; the appellant is requesting for a variance from the requirement.

Adjudication Order: Housing Docket A-313-25

2291 Professor Street

WARD: 7 (Austin N. Davis)

TDGOZ Professor, LLC, Owner of the Commercial Vacant Land Property, appeals from an **ADJUDICATION ORDER – B24009856-3, (Item 1) OBC 106.1.1 (17), OFC 503.1, (Item 6) OBC 106, IFC 503.1.1 (Item 7) OBC 106, IFC D 105.1, (Item 8) OBC 103 IFC D 105.3**, dated November 25, 2025; the appellant is requesting for a variance from the requirement.

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-220-25	Urbana Duplex, LLC
A-221-25	James Williams
A-222-25	Kathy Blair
A-223-25	Skai Blu Flip, LLC
A-224-25	Guardian Fund, LLC
A-225-25	Owners Choice, LLC
A-226-25	Luz Maria Santos
A-227-25	Cleveland Chinatown Dev., LLC
A-228-25	Haas Real Estate Holdings, LLC
A-229-25	Andre Abrams
A-230-25	Curtis J. Higgins
A-233-25	C. Goodspeed
A-234-25	Stephen Butts
A-235-25	James Buchanan
A-296-25	Shelda Brantley
A-302-25	Nasrullah Sufi

APPROVAL OF MINUTES

January 14, 2026

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 28, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-141-24	15707 Eldamere	M. McGinley
A-237-25	3863 W. 117 th	A. Smith
A-238-25	3806 W. 133 rd	E. Budd
A-239-25	3898 Lee	A. Arnold
A-240-25	4234 E. 11 th	T. Barisic
A-241-25	12915 Bellaire	M. Santillo
A-243-25	9717 Dickens	C. Gregg
A-244-25	1281 E. 38 th	D. Blazevic
A-245-25	3297 E. 137 th	T. Barisic
A-248-25	17202 St. Clair	B. Medancic
A-263-25	12005 Phillips	R. Wells
A-313-25	2291 Professor Street	J. Oleksiak