

Wednesday, February 11, 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-247-25

1249 E. 89th Street

WARD: 8 (Stephanie D. Howse-Jones)

Donyae James, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress) Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated August 1, 2018, the appellant is requesting one (1) year to complete abatement of the violations.

Building Docket A-249-25

16700 Westfield Avenue

WARD: 10 (Michael D. Polensek)

Jerrold Strong, Owner of the F-2 Factory – Low Hazard (Non-Combustibles, One Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated September 11, 2025, the appellant is requesting one-hundred and twenty (120) 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-255-25

322-342 Euclid Avenue

WARD: 5 (Richard A. Starr)

East Fourth Street Asset Holdings, LLC, Owner of the MXD – Mixed Uses – Multiple Uses in One Building – Garage Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated September 9, 2025, the appellant is requesting one (1) year 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-251-25

2167 W. 104th Street

WARD: 12 (Tanmay Shah)

Indy Starz, LLC, Owner of the Three Dwelling Units, Three Family Residence, Two and a Half Story Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated August 28, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-252-25

507 E. 118th Street

WARD: 9 (Kevin Conwell)

Yijun Jiang, Owner of the One Dwelling Unit, Single Family residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 30, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

***Housing Docket A-252-25 has been withdrawn at the appellant's request.**

Housing: Docket A-253-25

15301 Daniel Avenue

WARD: 10 (Michael D. Polensek)

Jose H. Peres De Jesus, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated October 6, 2025, the appellant is requesting two (2) weeks to complete abatement of the violations.

Housing: Docket A-254-25

3782 E. 57th Street

WARD: 2 (Kevin L. Bishop)

ALB OH1, LLC Owner of the Two Dwelling Units, Two Family Residence, One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE** dated September 10, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-256-25

9107 Empire Avenue

WARD: 9 (Kevin Conwell)

MedEx RE Capital, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated September 16, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-257-25

11232 Lardet Avenue

WARD: 3 (Deborah Gray)

Charlotte Morrow, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 25, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-258-25

555 E. 102nd Street

WARD: 8 (Stephanie D. Howse-Jones)

Coventry Hills 3, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated September 9, 2025, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing: Docket A-259-25

12301 Benham Avenue

WARD: 3 (Deborah Gray)

Kathie S. Buckner, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 12, 2025, the appellant is requesting two years to complete abatement of the violations.

Housing: Docket A-260-25

779 E. 91st Street

WARD: 8 (Stephanie Howse-Jones)

Donna Burrell, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated September 17, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-309-25

4100 E. 64th Street

WARD: 2 (Kevin L. Bishop)

(New) JT Real Estate Ohio, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame and One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE and GARAGE** dated November 14, 2012, the appellant is requesting one - hundred and eighty (180) days to complete abatement of the violations.

Housing: Docket A-310-25
12110 Phillips Avenue
WARD: 9 (Kevin Conwell)

Gregory A. Meeks, II, Owner of the Three Dwelling Units, Three Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated November 11, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-311-25
1601 Elston Avenue
WARD: 4 (Kris Harsh)

Billie Cortright, 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 December 4, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-312-25
3166 W. 31st Street
WARD: 14 (Jasmine Santana)

Evelyn Cruz, Owner of the Three Dwelling Units, Three Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated November 19, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-314-25
2063 W. 81st Street
WARD: 11 (Nikki Hudson)

Alla Wagner, 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 21, 2025, the appellant is requesting one (1) year to complete abatement of the violations.

Housing: Docket A-141-24 (Re-Open)

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.

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-237-25	Ilyas Quereshi
A-239-25	Shaker Hair and Beauty, LLC
A-240-25	alpha Equity Partners, LLC
A-241-25	Wayne Speed
A-243-25	Latonya Walker, LLC
A-244-25	1281 East 38 th , LLC
A-245-25	Alberdia and James Turner
A-248-25	Dorothy's Towing, LLC
A-263-25	Curtis Huggins
A-313-25	TDGOZ Professor, LLC

APPROVAL OF MINUTES

January 28, 2026

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: November 3, 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, February 11, 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-238-25	3806 W. 133 rd	E. Budd
A-247-25	1249 E. 89 th	J. Barkas
A-249-25	167001 Westfield	J. Barkas
A-251-25	2167 W. 104 th	C. Gregg
A-252-25	507 E. 118 th	W.C. Thomas
A-253-25	15301 Daniel	B. Medancic
A-254-25	3782 E. 57 th	E. Budd
A-255-25	322-342 Euclid	D. Blazevic
A-256-25	9107 Empire	M. Santillo
A-257-25	11232 Lardet	A. Mohammed
A-258-25	555 E. 102 nd	T. Barisic
A-259-25	12301 Benham	R. Crane
A-260-25	779 E. 91 st	R. Jones
A-309-25	4100 E. 64 th	M. Shockley
A-310-25	12110 Phillips	R. Crane
A-311-25	1601 Elston	T. Barisic
A-312-25	3166 W. 31 st	T. Barisic
A-313-25	2291 Professor	J. Oleksiak
A-314-25	2063 W. 81 st	C. Davis