

# 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](mailto: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-a-Meeting-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](mailto: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-247-25

1249 E. 89<sup>th</sup> 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)

**Jerrod 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. 133<sup>rd</sup> 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. 104<sup>th</sup> 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. 118<sup>th</sup> 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. 57<sup>th</sup> 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. 102<sup>nd</sup> 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. 91<sup>st</sup> 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. 64<sup>th</sup> 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. 31<sup>st</sup> 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. 81<sup>st</sup> 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 <sup>th</sup> , 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 <sup>rd</sup>	E. Budd
A-247-25	1249 E. 89 <sup>th</sup>	J. Barkas
A-249-25	167001 Westfield	J. Barkas
A-251-25	2167 W. 104 <sup>th</sup>	C. Gregg
A-252-25	507 E. 118th	W.C. Thomas
A-253-25	15301 Daniel	B. Medancic
A-254-25	3782 E. 57 <sup>th</sup>	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 <sup>nd</sup>	T. Barisic
A-259-25	12301 Benham	R. Crane
A-260-25	779 E. 91 <sup>st</sup>	R. Jones
A-309-25	4100 E. 64 <sup>th</sup>	M. Shockley
A-310-25	12110 Phillips	R. Crane
A-311-25	1601 Elston	T. Barisic
A-312-25	3166 W. 31 <sup>st</sup>	T. Barisic
A-313-25	2291 Professor	J. Oleksiak
A-314-25	2063 W. 81 <sup>st</sup>	C. Davis