

Wednesday, February 25, 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/UCB8ql0JrhmpYIR1OLY68bw/>

Building: Docket A-262-25

4820 Broadview Road

WARD: 4 (Kris Harsh)

Bellvue Holdings, LLC, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress), Three Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 22, 2025, the appellant is requesting eight (8) months to complete abatement of the violations.

Building Docket A-264-25

5103 Detroit Avenue

WARD: 7 (Austin N. Davis)

The Orient's Glory, LLC, Owner of the MXD – Mixed Uses – Multiple Uses in One Building, Two Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 8, 2025, the appellant is requesting

NOTE: This is a tentative Agenda and may vary both in scope and order of presentation as time permits and circumstances warrant.

time to complete abatement of the violations.

Building: Docket A-267-25

1817 Alcoy Road - #6

WARD: 10 (Michael D. Polensek)

Nyegbe Wadia Sancho, Owner of the R-2 Residential – Non – Transient; Apartments (Shared Egress) Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated September 25, 2025, the appellant is requesting seven (7) months to complete abatement of the violations.

Building Docket A-268-25

3775 E. 131st Street

WARD: 2 (Kevin Bishop)

Shirley A. Stevens, Owner of the MXD – Mixed Uses – Multiple Uses in One Building, Two Story Wood Frame/Siding/Masonry Veneer Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 16, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Building Docket A-272-25

5103 Storer Avenue

WARD: 14 (Jasmin Santana)

Adolf Brueck, Owner of the MXD – Mixed Uses – Multiple Uses in One Building, Two Story Frame Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 9, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Building: Docket A-317-25

8025 Cedar Road – Apartment #10

WARD: 6 (Blaine A. Griffin)

Franklin B. Smith, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress), One Story Masonry Structure, appeals from a **NOTICE OF VIOLATION –INTERIOR/ EXTERIOR MAINTENANCE**, dated December 4, 2025, the appellant is requesting one hundred and eighty (180) days to complete

abatement of the violations.

Housing Docket A-261-25

12607 Watterson Avenue

WARD: 2 (Kevin Bishop)

Rucker's Realty, LLC, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 7, 2025, the appellant is requesting eight (8) months to complete abatement of the violations.

Housing Docket A-265-25

2154 W. 100th Street

WARD: 12 (Tanmay Shah)

Elizabeth Valentine - Miller, 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 AND GARAGE**, dated September 24, 2025, the appellant is requesting seven (7) months to complete abatement of the violations.

Housing: Docket A-266-25

436 Cleveland Road

WARD: 9 (Kevin Conwell)

Acumen Property Management, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE AND CONDEMNATION - GARAGE**, dated September 25, 2025, the appellant is requesting one hundred and eighty (180) days complete abatement of the violations.

Housing: Docket A-270-25

13409 Bartlett Avenue

WARD: 2 (Kevin L. Bishop)

Addish, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE and NO PERMIT** dated October 1, 2025, and October 3, 2025, the appellant is requesting three (3) to six (6) months to complete abatement of the

violations.

Housing: Docket A-271-25

8804 Capitol Avenue

WARD: 6 (Blain Griffin)

Brandi Scampitilla, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated October 15, 2025, the appellant is requesting three (3) weeks to complete abatement of the violations.

Housing: Docket A-315-25

1149 E. 63rd Street

WARD: 8 (Stephanie Howse-Jones)

Mario Klisanin, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated December 11, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-316-25

3659 W. 128th Street

WARD: 12 (Tanmay Shah)

Bruce D. Imbacuan, 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 December 4, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-318-25

10106 Nanford Road

WARD: 12 (Tanmay Shah)

David Lee Combs, Owner of the Three Dwelling Units, Three Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 5, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Civil Ticket - Housing: Docket CT-001-26

3056 W. 44th Street

WARD: 14 (Jasmin Santana)

Irina Bykov, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 369.18 EXTERIOR PROPERTY AREAS**, dated September 22, 2025. Appeal denied on December 5, 2025.

TENTATIVE

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-141-24	Jamal Wrath
A-238-25	5850 Middlebrook, LLC
A-247-25	Donyae James
A-249-25	Jerrod Strong
A-251-25	Indy Starz, LLC
A-252-25	Yijun Jiang
A-253-25	Jose H.P. DeJesus
A-254-25	ALB OH1, LLC
A-255-25	E. 4 th Street Asset Holdings, LLC
A-256-25	MedEx RE Capital, LLC
A-257-25	Charlotte Morrow
A-258-25	Coventry Hills 3, LLC
A-259-25	Kathie Buckner
A-260-25	Donna Burrell
A-309-25	JT Real Estate Ohio, LLC
A-310-25	Gregory A. Meeks, II
A-311-25	Billie Cortright
A-312-25	Evelyn Cruz
A-313-25	TDGOZ Professor, LLC
A-314-25	Alla Wagner

APPROVAL OF MINUTES

February 11, 2026

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: November 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, February 25, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-261-25	12607 Watterson	R. Catacutan
A-262-25	4820-4826 Broadview	J.V. Morris
A-264-25	5103 Detroit	A. Arnold
A-265-25	2154 W. 100 th	J. Barkas
A-266-25	436 Cleveland	S. Lang
A-267-25	1817 Alcoy	K. Lanum
A-268-25	3775 E. 131	B. McClure
A-270-25	13409 Bartlett	A. Smith
A-271-25	8804 Capitol	W. Hindi
A-272-25	5103 Storer	R. McMahon
A-315-25	1149 E. 83 rd	R. Crane
A-316-25	3659 W. 128 th	T. Barisic
A-317-25	8025 Cedar-Apt. 10	K. Lanum
A-318-25	10106 Nanford	. Medancic
CT-001-26	3056 W. 44 th	M. Glazer