**Wednesday, April 24, 2024**

**AGENDA**

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

**NOTICE OF PUBLIC HEARING**

**CLEVELAND CITY HALL Room 514 or via WebEX**

**9:30 am 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/**](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**](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**](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/UCB8ql0Jrhm\_pYIR1OLY68bw/**](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Building: Docket A-226-23**

**5404 Broadway Avenue**

**WARD: 5 (Richard A. Starr)**

**Darold Alexander,** Owner of the MXD Mixed Uses-Multiple Uses in One Building Two Story Masonry walls/Wood floors Frame Structure appeals from a **NOTICE OF VIOLATION- CONDEMNATION MAIN STRUCTURE** dated August 3, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-242-23**

**12209 Corlett Avenue**

**WARD: 4 (Deborah A. Gray)**

**Field of Roses LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Four Dwelling Units Two Story Frame Structure appeals from a **NOTICE OF** **VIOLATION**-**EXTERIOR** **MAINTENANCE,** dated August 29, 2023; appellant is requesting for time to complete the abatement of the violations.

**Building: Docket A-247-23**

**8003 Cedar Avenue**

**WARD: 6 (Blaine A. Grifin)**

**GGW Enterprises LLC,** Owner of the MXD Mixed Uses- Multiple uses in one building Two Dwelling Units Two Story Masonry walls/Wood floors Frame Structure appeals from a **NOTICE OF VIOLATION-FIRE DAMAGE** dated September 7, 2023; appellant is requesting for time to complete the abatement of the violations.

**Building: Docket A-269-23**

**12708 Larchmere Boulevard**

**WARD: 6 (Blaine A. Griffin)**

**Bauhaus Investments LLC,** Owner of the M Mercantile-Retail shops, Carry-out Food Shops One Story Masonry Frame Structure appeals from a **NOTICE OF VIOLATION- NO PERMIT** dated September 12, 2023; appellant is requesting for time to complete the abatement of the violations.

**BuildingBUILDING: Docket A-274-23**

**12701 Shaker Boulevard**

**WARD: 6 (Blaine A. Griffin)**

**Shaker Heights Apartment Owner LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) High-Rise Building Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE** dated September 12, 2023, appellant is requesting for time to complete the abatement of the violations.

**BuildingBUILDING: Docket A-337-23**

**7812 Euclid Avenue**

**WARD: 6 (Blaine A. Griffin)**

**Calvary Presbyterian Church,** Owner of the A-3 Assembly-Recreation or Religious Facilities Two and a Half Story Masonry walls/ Wood floors Frame Structure appeals from a **NOTICE OF VIOLATION-HAZARDOUS CONDITIONS** dated September 22, 2023; appellant is requesting for time to complete the abatement of the violations.

**Building: BUILDINGDocket A-361-23**

**14921 Kinsman Road**

**WARD: 1 (Joseph T. Jones)**

**Johnny Waller Sr.,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Five Dwelling Units Two Story Masonry Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE** dated September 25, 2023, appellant is requesting for time to complete the abatement of the violations.

**Housing: Docket A-231-23**

**3855 East 147th Street**

**Ward: 2 (Kevin L. Bishop)**

**Alicia Allen**, Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION- RENTAL REGISTRATION** **&** **INTERIOR/EXTERIOR MAINTENANCE** dated September 1, 2023; appellant is requesting for time to complete the abatement of the violations.

**Housing: Docket A-241-23**

**11218 Linnet Avenue**

**WARD: 11 (Danny Kelly)**

**Saeery LLC,** Owner of the Two Dwelling Units Two-Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION- INTERIOR/EXTERIOR MAINTENANCE** dated August 28, 2023; appellant is requesting for time to complete the abatement of the violations.

**HousingBUILDING: Docket A-249-23**

**1935 West 48th Street**

**WARD: 3 (Kerry McCormack)**

**Moto Capital LLC,** Owner of the Two Dwelling Units Two-Family Residence Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-STOP WORK ORDER, & NO PERMIT** dated October 3, 2023; appellant is requesting for time to complete the abatement of the violations.

**Docket A-249-23** has been **WITHDRAWN** per request of the appellant.

**HousingBUILDING: Docket A-268-23**

**9712 Elwell Avenue**

**WARD: 4 (Deborah A. Gray)**

**Margaret Evans,** Owner of the One Dwelling Unit Single Family Residence Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-HAZARDOUS CONDITIONS** dated September 21, 2023; appellant is requesting for time to complete the abatement of the violations.

**HousingBUILDING: Docket A-270-23**

**12800 Kadel Avenue**

**WARD: 11 (Danny Kelly)**

**Ewais Munzir,** Owner of the One Dwelling Unit Single Family Residence One and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE & NO PERMIT** dated September 29, 2023; appellant is requesting for time to complete the abatement of the violations.

**Docket A-270-23** has been **WITHDRAWN** per request of the appellant.

**HousingBUILDING: Docket A-273-23**

**1329 West 61st Street**

**WARD: 15 (Jenny Spencer)**

**Akron Cleveland Construction Group 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, NO PERMIT & STOP WORK ORDER** dated September 13, 2023 & October 4, 2023; appellant is requesting for time to complete the abatement of the violations.

**HousingBUILDING: Docket A-322-23**

**3865 W. 16th Street**

**WARD: 12 (Rebecca Maurer)**

**Gary G. Habeeb,** Owner of the Two Dwelling Units Two- Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE & NO PERMIT** dated October 5, 2023; appellant is requesting for time to complete the abatement of the violations.

**HousingBUILDING: Docket A-323-23**

**16413 Laverne Avenue**

**WARD: 17 (Charles J. Slife)**

**Curtis A. Wolfe,** Owner of the One Dwelling Unit Single Family Residence Two and a Half Story Masonry walls/Wood floors Frame Property appeals from a **NOTICE OF VIOLATION-HAZARDOUS CONDITIONS** dated September 20, 2023; appellant is requesting for time to complete the abatement of the violations.

**HousingBUILDING: Docket A-413-23**

**3309 East 146th Street**

**WARD: 1 (Joseph T. Jones)**

**A Better House 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 November 9, 2023; appellant is requesting for time to complete the abatement of the violations.

**Docket A-413-23** has been **WITHDRAWN** per request of the appellant.

**Adjudication Order Building: Docket A-1-24**

**966 East 146th Street**

**WARD: 10 (Anthony T. Hairston)**

**Famico Bibibi LLC,** Owner of the Two Story Wood/Timber Frame Structure appeals from **ADJUDICATION ORDER B23022994--01, 1. OBC 106.1.1 Information on construction documents, OBC 310.6 Indicate use group. OBC 310.6.1 Are residents capable of self-preservation? OBC 9093.2.8.2, OBC 903.2.8.3 R-4 use requires sprinklers throughout,** dated December 12, 2023.

**Lead Building: Docket A-243-23**

**1779 East 31st Street**

**WARD: 7 (Stephanie D. Howse-Jones)**

**Yan Rong/Moon Mei,** Owners of theR-2 Residential-Non-transient; Apartments (Shared Egress) Five Dwelling Units Two and a Half Story Frame Structure appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT,** dated August 29, 2023: appellant is requesting a hearing.

**Lead Housing: Docket A-244-23**

**8018 Dorver Avenue**

**WARD: 2 (Kevin L. Bishop)**

**Keith Ford,** Owner of the Two Dwelling Units Two-Family Residence Two Story Frame Property appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT,** dated August 29, 2023; appellant is requesting a hearing.

**Lead Housing: Docket A-245-23**

**15219 Utopia Avenue**

**WARD: 8 (Michael D. Polensek)**

**Sold Simple Property Solutions LLC,** Owner of the Two Dwelling Units Two- Family ResidenceTwo and a Half Story Frame Property appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT,** dated July 13, 2023; appellant is requesting a hearing.

**Permit ExtensionBUILDING: Docket A-267-23**

**5019 Anson Boulevard**

**WARD: 5 (Richard A. Starr)**

**Lora Veselsky,** appeals from Suspended or Abandoned work performed under the following **PERMIT(S) H20009116** issue dateMarch 12, 2020, inspection dateSeptember 27, 2023; appellant is requesting an additional six (6) months.

**RESCHEDULED** for December 4, 2024

**Permit ExtensionBUILDING: Docket A-305-23**

**4694 Lee Road**

**WARD: 1 (Joseph T. Jones)**

**Bertha Price,** appeals from Suspended or Abandoned work performed under the following **PERMIT(S) H21004119** issue dateFebruary 19, 2021, inspection dateSeptember 26, 2023; appellant is requesting an additional six (6) months.

**Bridge: Docket A-309-23**

**44 East 81 St. Cleveland, OH AKA North of Otter City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:531 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-309-23** has been **POSTPONED**.

**Bridge: Docket A-310-23**

**45 East of 83 Cleveland, OH AKA North of Fort Ave. City Bridge**

**WARD: 5 (Richard A. Starr)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:532 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3)

**Docket A-310-23** has been **POSTPONED**.

**Bridge: Docket A-311-23**

**46 East 90 Cleveland, OH AKA North of Holton Ave. City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:533 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-311-23** has been **POSTPONED**.

**Bridge: Docket A-312-23**

**47 E. 92 Cleveland, OH AKA South of Buckeye Rd. City Bridge**

**WARD: 4 (Deborah A. Gray)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:534 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-312-23** has been **POSTPONED**.

**Bridge: Docket A-313-23**

**48 E. 92 Cleveland, OH AKA North of Holton Ave. City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:535 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-313-23** has been **POSTPONED**.

**Bridge: Docket A-314-23**

**51 Harvard Cleveland, OH AKA East of Broadway City Bridge**

**WARD: 12 (Rebecca Maurer)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:542 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-314-23** has been **POSTPONED**.

**Bridge: Docket A-315-23**

**52 Holton Cleveland, OH AKA At East 84 St. City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:544 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-315-23** has been **POSTPONED**.

**Bridge: Docket A-316-23**

**53 Holton Cleveland, OH West of East 90 St. City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:545 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-316-23** has been **POSTPONED**.

**Bridge: Docket A-317-23**

**54 Commerce Cleveland, OH AKA (Hough) at E. 43 City Bridge**

**WARD: 7 (Stephanie D. Howse-Jones)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:546 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-317-23** has been **POSTPONED**.

**Bridge: Docket A-318-23**

**55 Ivanhoe Cleveland, OH AKA N. of Euclid Ave. City Bridge**

**WARD: 10 (Anthony T. Hairston)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:547 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-318-23** has been **POSTPONED**.

**Bridge: Docket A-319-23**

**56 Lake Cleveland, OH AKA At West 89 St. City Bridge**

**WARD: 15 (Jenny Spencer)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:549 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg.3)

**Docket A-319-23** has been **POSTPONED**.

**Bridge: Docket A-320-23**

**57 Lorain Cleveland, OH AKA At West 143 St. City Bridge**

**WARD: 16 (Brian Kazy)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:550 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-320-23** has been **POSTPONED**.

**Bridge: Docket A-321-23**

**58 Madison Cleveland, OH AKA At West 112 St. City Bridge**

**WARD: 11 (Danny Kelly)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:551 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-321-23** has been **POSTPONED**.

**Bridge: Docket A-324-23**

**59 Mayfield Cleveland, OH AKA At East 117 St. City Bridge**

**WARD: 9 (Kevin Conwell)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:553 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-324-23** has been **POSTPONED**.

**Bridge: Docket A-325-23**

**60 McCurdy Cleveland, OH AKA North of Holton Ave. City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:554 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Docket A-325-23** has been **POSTPONED**.

**Bridge: Docket A-326-23**

**63 Payne Cleveland, OH West of E. 40 St. City Bridge**

**WARD: 7 (Stephanie D. Howse-Jones)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:557 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3)

**Docket A-326-23** has been **POSTPONED**.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**A-236-23 Adrian Snith**

**A-58-24 University Circle Inc.**

**A-72-24 Legendary Property Solutions**

**APPROVAL OF MINUTES**

**April 10, 2024**

**Memo**

To: Tom Vanover, Commissioner/CBO

From: Carmella Davis, Executive Secretary

Board of Building Standards and Building Appeals

Date: April 3, 2024

Subject: Request for presence at board hearing

The Board of Building Standards and Building Appeals request 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 April 24, 2024,** at approximately 9:30 A.M.

**DOCKET NO. ADDRESS INSPECTOR/S**

A-226-23 5404 Broadway K. Gudat

A-1-24 966 E. 146 T. Vanover

A-242-23 12209 Corlett A. Arnold

A-243-23 1779 E. 31 J. Freyermuth

A-244-23 8018 Dorver J. Freyermuth

A-245-23 15219 Utopia J. Freyermuth

A-247-23 8003 Cedar K. Gudat

A-269-23 12708 Larchmere A. Arnold

A-274-23 12701 Shaker K. Lanum

A-337-23 7812 Euclid A. Cvitic

A-361-23 14925 Kinsman D. Turic

A-231-23 3855 E. 147 A. Arnold

A-241-23 11218 Linnet A. Arnold

A-268-23 9712 Elwell M. Shockley

A-273-23 1329 W. 61 S. Lang

A-322-23 3865 W. 16 R. Derrett

A-323-23 16413 Laverne C. Davis

A-305-23 4694 Lee T. Vanover