**Wednesday, February 14, 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**

**BBSA@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** **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-372-23**

**3218 East 135th Street**

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

**Boss Ross Realty LLC,** Owner of the MXD Mixed Uses- Multiple uses in one building Two Story Masonry Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE & NO PERMIT** dated October 5, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-307-23**

**4438 East 141st Street**

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

**Pippa L. Carter,** Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION- INTERIOR/EXTERIOR MAINTENANCE,** dated September 21, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-362-23**

**11510 Rutland Avenue**

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

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

**Housing: Docket A-364-23**

**2086 West 89th Street**

**WARD: 15 (Jenny Spencer)**

**2086 W. 89 LLC,** Owner of the One Dwelling Unit Single 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.

**Housing: Docket A-365-23**

**11114 Willowmere Avenue**

**WARD: 9 (Kevin Conwell)**

**C & B Cleve LLC,** Owner of the One Dwelling Unit Single Family Residence One and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-CONDEMNATION- MAIN STRUCTURE,** dated September 6, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-366-23**

**4486 West 28th Street**

**WARD: 13 (Kris Harsh)**

**Demetrios Frangias,** Ownerof the One DwellingUnit Single Family Residence Oneand a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated October 6, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-368-23**

**9306 Denison Avenue**

**WARD: 11 (Danny Kelly)**

**Kevin L. VanGilder Sr.,** 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 October 10, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-369-23**

**3824 Behrwald Avenue**

**WARD: 13 (Kris Harsh)**

**Brendan/Tara Kane,** Owners of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION-FIRE DAMAGE & EXTERIOR MAINTENANCE,** dated September 8, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-371-23**

**16207 Parkgrove Avenue**

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

**Joseph L. Otonichar,** Owner of the Two Dwelling Units Two-Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE** dated October 6, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-374-23**

**10201 Gibson Avenue APT#2**

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

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

**Housing: Docket A-375-23**

**14742 Judson Drive**

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

**Billie Bridges**, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Masonry Frame Property appeals from a **NOTICE OF VIOLATION-INTERIOR/ EXTERIOR MAINTENANCE** dated October 19, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-377-23**

**3906 Fulton Court**

**Ward: 3 (Kerry McCormack)**

**Daisy Goddard**, Owner of the Two Dwelling Units Two- Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION-CONDEMNATION- MAIN STRUCTURE** dated October 13, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-378-23**

**4608 West 146th Street**

**Ward: 16 (Brian Kazy)**

**Ron Azzam**, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-NO PERMIT** dated October 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-383-23**

**6012 West Clinton Avenue**

**Ward: 15 (Jenny Spencer)**

**DFI Properties LLC**, Owner of the One Dwelling Unit Single Family Residence Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION-NO PERMIT** dated October 23, 2023; appellant is requesting for time to complete abatement of the violations.

**Adjudication Order Building: Docket A-15-24**

**1865 West 22nd Street**

**Ward: 3 (Kerry McCormack)**

**1865 West 22ND Street LLC**, Owner of the R-2 Residential-Permanent Housing (Shared Egress) Structure appeals **ADJUCICATION ORDER B23003286---03,**

 **1.OBC 106.1.1 Information on Construction Documents (a,b,c,d,e,f,g,h,i,j,k,l,m,no,p,q,r,s,t,u,v,w,x,y,z,aa); 2. OBC 406.3.1 Classification; 3. OBC 905.8 Dry Standpipes; 4. OBC 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance; 5. OBC 1010.1.2.1 Direction of Swing; 6. OBC 1011.6 Stairway Landings; 7. OBC 1014.6 (a,b,c); Handrail Extensions; 8. OBC 1014.7 Clearance; 9. 1030.1 General; 10. OBC 1104.5 Location; 11. OBC 1106.1 Required; 12. OBC 3002.4 Elevator Car to Accommodate Ambulance Stretcher (a);13. OBC 3412.6.3 Compartmentation per Table 3412.6.3 Compartmentation Values; 14. OBC 3412.6.13 (a,i,ii); Maximum exit travel distance, OBC 1016.1 General ,OBC 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance, 1006.3.1 Egress Based on Occupant Load; 15. OBC 3412.6.14 Elevator Control; 16. OBC 3412.6.17 Automatic Sprinklers; 17. OBC 3412.6.18 Standpipes; 18. OBC 3412.9 Evaluation of Building Safety (a),** dated January 9, 2024, appellant isrequesting a variance.

**Lead Housing: Docket A-373-23**

**11718 Longmead Avenue**

**Ward: 16 (Brian Kazy)**

**Fralick Properties LLC**, Owner of the Two Dwelling Units Two- Family Residence Two and a Half Story Frame Property appeals from a **NOTICE OF DEFICIENT PAINT INSPECTION FINDINGS FOR 20 YEAR EXEMPTION AT 11718 LONGMEAD AVENUE, CLEVELAND OH 44135** dated October 16, 2023; appellant is requesting the boards intervention to direct B&H to issue a 20-year certificate for the property at 11718 Longmead.

Docket A-373-23 has been **POSTPONED** at the request of the appellant.

**Lead Housing: Docket A-376-23**

**14321 Terminal Avenue**

**Ward: 16 (Brian Kazy)**

**Mike Saunders**, Owner of the One Dwelling Unit Single Family Residence One and a Half Story Frame Property appeals from a **NOTICE OF DEFICIENT LEAD PAINT INSPECTION FINDINGS FOR 20 YEAR EXEMPTION AT 14321 TERMINAL AVENUE, CLEVELAND, OH 44135** dated October 9, 2023; appellant is requesting the boards intervention to direct B&H to issue a 20-year certificate for the property at 14321 Terminal Avenue, or in the alternative in accordance with Ohio Laws and rules be permitted to file an addendum to the August 16, 2023, report meeting these requirements thus following the OAC rules.

Docket A-376-23 has been **POSTPONED** at the request of the appellant.

**Lead Housing: Docket A-381-23**

**3325 W. 122nd Street**

**Ward: 16 (Brian Kazy)**

**Releece Rentals**, Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT FOR 3325 W 122, CLEVELAND, OH 44111** dated November 8, 2023; appellant is requesting the board to direct B&H to approve the Clearance Exam for 3325 W. 122 or in the alternative direct correction of the noted areas without requiring a new test from scratch.

Docket A-381-23 has been **POSTPONED** at the request of the appellant.

**Permit Extension Housing: Docket A-363-23**

**3481 East 153rd Street**

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

**Zhenghua Gu**, appeals from Suspended or Abandoned work performed under the following: **PERMIT(S)** **H21021378** issue date July 29, 2021, inspection date October 10, 2023; appellant is requesting for an additional six (6) months.

**Permit Extension Housing: Docket A-370-23**

**2197 Green Road**

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

**Stay Focused LLC**, appeals from Suspended or Abandoned work performed under the following: **PERMIT(S)** **B22029220** issue date November 3, 2022, inspection date October 23, 2023; appellant is requesting for an additional six (6) months.

**Permit Extension Housing: Docket A-380-23**

**1205 East 113th Street**

**Ward: 9 (Kevin Conwell)**

**Brady D. Burns**, appeals from Suspended or Abandoned work performed under the following: **PERMIT(S)** **H22026264** issue date October 3, 2022, inspection date

November 8, 2023; appellant is requesting an additional six (6) months.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**A-218-23 2804 Moreland LLC**

**APPROVAL OF MINUTES**

 **January 31, 2024**

**Memo**

City of Cleveland

Frank G. Jackson, Mayor

To: Tom Vanover, Commissioner/CBO

From: Carmella Davis, Executive Secretary

 Board of Building Standards and Building Appeals

Date: January 30, 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 February 14, 2024,** at approximately 9:30 A.M. via WebEx.

**DOCKET NO. ADDRESS INSPECTOR/S**

A-372-23 3218 E. 135 R. Derrett

A-307-23 4438 E. 141 D. Blazevic

A-362-23 11510 Rutland A. Arnold

A-364-23 2086 W. 89 R. Derrett

A-365-23 11114 Willowmere R. Conte

A-366-23 4486 W. 28 D. Turic

A-368-23 9306 Denison S. Lang

A-369-23 3824 Behrwald J. Barkas

A-371-23 16207 Parkgrove D. Blazevic

A-374-23 10201 Gibson #2 R. Derrett

A-375-23 14742 Judson R. Derrett

A-377-23 3906 Fulton T. Barisic

A-378-23 4608 E. 146 C. Davis

~~A-373-23 11718 Longmead J. Freyermuth~~

~~A-376-23 14321 Terminal V. Santillo~~

A-363-23 3481 E. 153 T. Vanover

A-370-23 2197 Green T. Vanover

A-380-23 1205 E. 113 T. Vanover

~~A-381-23 3325 W. 122 J. Freyermuth~~

A-383-23 6012 W. Clinton Juraj Dedic

A-15-24 1865 W. 22 T. Vanover