**Wednesday, June 21, 2023**

**AGENDA**

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

**CLEVELAND CITY HALL-WebEx @9:30am**

**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**](mailto:cdavis@clevelandohio.gov) **to receive the calendar invite (This invite is for testament/witness purposes only)**

**\*\*\*NEW\*\*\* PUBLIC HEARINGS WILL BE STREAMED LIVE ON THE FOLLOWING FORMATS:**

**YouTube:** [**https://www.youtube.com/channel/UCB8ql0Jrhm\_pYIR1OLY68bw/**](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Building: Docket A-17-23**

**2881 East 114th Street**

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

**2881-2883 East 114th Street LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Two Story Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated December 27, 2022; appellant is requesting for time to complete abatement of the violations.

**Docket A-17-23** has been **WITHDRAWN** per request of the appellant.

**Building: Docket A-29-23**

**1306 West 116th Street**

**WARD: 15 (Jenny Spencer)**

**Lutz Property Management LLC,** Owner of theR-2 Residential-Non-transient; Apartments (Shared Egress) Three Story Masonry walls/ Wood floors Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated January 12, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-30-23**

**1900 Train Avenue**

**WARD: 3 (Kerry McCormack)**

**Nextgen Cleveland Development Group LLC,** Owner of the MXD Mixed Uses-Multiple uses in one Building 3 Story Masonry walls/Wood floors Structure appeals from a **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated January 13, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-32-23**

**2621 N. Moreland Boulevard**

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

**Hatz One 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-INTERIOR MAINTENANCE,** dated January 17, 2023; appellant is requesting for time to complete the abatement of the violations.

**Building: Docket A-33-23**

**4237 Rocky River Drive**

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

**D.N.A. Rocky River Drive LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Two Story Masonry Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated January 19, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-34-23**

**11107 Fortune Avenue**

**WARD: 11 (Danny Kelly)**

**Bosworth 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-INTERIOR MAINTENANCE** dated January 20, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-36-23**

**9823 Lake Avenue**

**WARD: 3 (Kerry McCormack)**

**Breakers Apartments LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Four Story Masonry walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated January 30, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-37-23**

**4629 Clark Avenue**

**WARD: 3 (Kerry McCormack)**

**Deborah Pfleger,** Owner of the MXD Mixed Uses-Multiple uses in one building Two Story Masonry Structure appeals from a **NOTICE OF VIOLATION-EXTERIOR MAINTENANCE** dated January 18, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-66-23**

**12500 Shaker Boulevard aka 12600 Shaker Boulevard**

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

**Shaker Heights Apartments Owner LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Two Story Masonry Frame Structure appeals from a **NOTICE OF VIOLATION-EXTERIOR MAINTENANCE,** dated February 24, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-72-23**

**12730 Shaker Boulevard**

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

**Shaker Heights Apartment Owner LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) High-Rise Building Structure appeals from a **NOTICE OF VIOLATION-ELEVATOR** dated March 9, 2023; appellant is requesting for time to complete abatement of the violation.

**Building: Docket A-76-23**

**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 Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE** dated March 20, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-82-23**

**12500 Shaker Boulevard aka 12600 Shaker Boulevard**

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

**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-ELEVATOR,** dated March 24, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-83-23**

**12500 Shaker Boulevard aka 12600 Shaker Boulevard**

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

**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-ELEVATOR,** dated March 23, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-84-23**

**12500 Shaker Boulevard aka 12600 Shaker Boulevard**

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

**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-ELEVATOR,** dated March 23, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-85-23**

**12500 Shaker Boulevard aka 12600 Shaker Boulevard**

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

**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-ELEVATOR,** dated March 23, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-86-23**

**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-ELEVATOR,** dated March 24, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-87-23**

**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-ELEVATOR,** dated March 24, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-31-23**

**7628 Worley Avenue**

**WARD: 12 (Rebecca Maurer)**

**Benjamin Rosolowski,** Owner of the One Dwelling Unit Single Family Residence One Story Frame Property appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated February 8, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-35-23**

**6305 Luther Avenue**

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

**Samuel/Sandra Gilmore,** Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated February 1, 2023; appellant is requesting for time to complete abatement of the violations.

**Adjudication Order Building: Docket A-91-23**

**828 Huron Road**

**WARD: 3 (Kerry McCormack)**

**Victory Properties,** Owner of the A-2 Assembly-Food and Drink Consumption Facilities-Three Story Masonry Frame Structure appeals from an **ADJUDICATION ORDER B23005801-1a, Plans Examine: OBC 903.2.1.2 automatic sprinkler, OBC 903.2.8 automatic sprinkler system shall be provided throughout all buildings with a group R fire area (3rd floor). Fire Prevention Bureau: OBC 903.2.1.2 Plans do not appear to show sprinkler system for Group A occupancy. OBC 903.2.8 Plans do not show sprinkler system for Group R occupancy. OBC 106.1 (13) water supply data, OBC 907.2.9 R-2 fire alarm system or smoke detection. OBC Section 906 Portable Extinguishers, 906.2, NFPA 10 fire extinguishers, OBC 106.1 No fire protection information sheet, OBC 106, sheet T-100 plans identify occupancy classifications and net area, OBC 106: plans do not identify all rooms or A-2 restaurant and dining assemblies with kitchen and equipment without hoods. OBC 106, Sheet M0-00: Mechanical plans, OBC 106: Sheet A500, schedule-note 7 & Sheet A102-note 4, OBC 1029.12.1, OBC 1029.12.1.2, OBC 1029.12.1.1 Aisle dimensions, OBC 1004.3 Occupant loads for each floors and signage detail, OBC 1001.4 Fire safety and evacuation plans, OFC 403.2 (2) Approved fire safety and evacuation plan** dated April 21, 2023; appellant is requesting for a variance to the code

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**A-135-22 Chrystal King**

**A-8-23 3642 E 144th St Cleveland LLC**

**A-9-23 Radwan Alshayeb**

**A-10-23 Rula A. Khalil**

**A-11-23 Anna Ferntheil**

**A-12-23 DCX2 LLC**

**A-13-23 Overland Properties**

**A-14-23 Avdan Ohio LLC**

**A-15-23 Martin Burke**

**A-16-23 EJ Real Estate Holdings LLC**

**A-94-23 Billyon Johnson**

**APPROVAL OF MINUTES**

**June 7, 2023**

**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: May 30, 2023

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 June 21 ,2023,** at approximately 9:30 A.M. via WebEx.

**DOCKET NO. ADDRESS INSPECTOR/S**

A-17-23 2881 E. 114 D. Blazevic

A-29-23 1306 W. 116 R. Derrett

A-30-23 1900 Train A. Arnold

A-32-23 2621 N. Moreland K. Harris A-33-23 4237 Rocky River R. Derrett

A-34-23 11107 Fortune D. Blazevic

A-36-23 9823 Lake D. Turic

A-37-23 4629 Clark D. Blazevic

A-31-23 7628 Worley D. Turic

A-35-23 6305 Luther A. Arnold

A-66-23 12500 Shaker M. Watson

A-76-23 12701 Shaker K. Harris

A-82-23 12500 Shaker #1 T. Vanover

A-83-23 12500 Shaker #2 T. Vanover

A-84-23 12600 Shaker #3 T. Vanover

A-85-23 12600 Shaker #4 T. Vanover

A-86-23 12701 Shaker #1 T. Vanover

A-87-23 12701 Shaker #2 T. Vanover

A-72-23 12730 Shaker W. Clark