**Wednesday October 11, 2023**

**AGENDA**

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

**NOTICE OF PUBLIC HEARING**

**CLEVELAND CITY HALL 601 Lakeside Avenue**

**Cleveland, Ohio 44114**

**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**](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:**

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

**Building: Docket A-89-23**

**1640 Crawford Road**

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

**Village Family Farms Inc,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Eight Dwelling Units Four Story Masonry walls/Wood floors Frame Structure appeals from a **NOTICE OF VIOLATION-CONDEMNATION-MAIN STRUCTURE,** dated March 23, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-227-23**

**12701 Shaker Boulevard**

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

**Shaker Heights Apartments Owner LLC,** Owner of the R-2 Residential- Non-transient; Apartments (Shared Egress) High Rise Building Frame Structure appeals from a **NOTICE OF VIOLATION-FAILURE TO MAINTAIN STANDPIPE SYSTEM, FAILURE TO MAINTAIN SMOKE ALARMS, FAILURE TO COMPLY WITH OHIO BUILDING CODE SECTION 915, FAILURE TO MAINTAIN HAND FIRE EXTINGUISHERS, FAILURE TO MAINTAIN EGRESS, FAILURE TO OBTAIN A CERTIFICATE OF QUALIFICATION FOR THE FIRE ALARM AND FIRE PROTECTION SYSTEMS ,** dated August 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-228-23**

**12500-12600 Shaker Boulevard**

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

**Shaker Heights Apartments Owner LLC,** Owner of the R-2 Residential- Non-transient; Apartments (Shared Egress) High Rise Building Frame Structure appeals from a **NOTICE OF VIOLATION-FAILURE TO MAINTAIN STANDPIPE SYSTEM, FAILURE TO MAINTAIN SMOKE ALARMS, FAILURE TO COMPLY WITH OHIO BUILDING CODE SECTION 915, FAILURE TO MAINTAIN HAND FIRE EXTINGUISHERS, FAILURE TO MAINTAIN EGRESS, FAILURE TO OBTAIN A CERTIFICATE OF QUALIFICATION FOR THE FIRE ALARM AND FIRE PROTECTION SYSTEMS ,** dated August 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-90-23**

**13016 Beachwood Avenue**

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

**Arnold Thrasher**, Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION- INTERIOR/EXTERIOR MAINTENANCE** dated April 18, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-93-23**

**17315 Throckley Avenue**

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

**PPAD 3, LLC,** Owner of the One Dwelling Unit Single Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION- INTERIOR/EXTERIOR MAINTENANCE** dated April 3, 2023; appellant is requesting for time to complete abatement of the violations.

**Docket A-93-23** has been **WITHDRAWN** per the appellant request.

**Housing: Docket A-95-23**

**3536 West 52nd Street**

**WARD: 14 (Jasmin Santana)**

**Ada M. Gonzalez,** 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, CONDEMNATION-GARAGE & UNAUTHORIZED/ILLEGAL USE,** dated April 24, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-96-23**

**4214 Bush Avenue**

**WARD: 14 (Jasmin Santana)**

**Maria Owens,** 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,** dated April 19, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-97-23**

**834 East 130th Street**

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

**Grade A Builders LLC,** Owner of the Two Dwelling Units Two -Family Residence Two and a Half Story FrameProperty appeals from a **NOTICE OF VIOLATION -INTERIOR/ EXTERIOR MAINTENANCE,** dated April 12, 2023; appellant is requesting for time to complete abatement of the violations.

**Housing: Docket A-99-23**

**3405 East 114th Street**

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

**Lekecia Webb,** 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 April 24, 2023; appellant is requesting for time to complete abatement the violations.

**Permit Extension Housing: Docket A-88-23**

**2106 East 81st Place**

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

**Daisy Jean Davis,** appeals from Suspended or Abandoned work performed under the following: **PERMITS E22024433, H22024435, P22024434, B22024413** issue date September 13, 2022, inspection date April 10, 2023: appellant is requesting additional time.

**Permit Extension Housing: Docket A-98-23**

**7411 Harvard Avenue**

**WARD: 12 (Rebecca Maurer)**

**Andy Rodriguez & Noel Thomas** appeals from Suspended or Abandoned work performed under the following: **PERMIT E22017596** issue date July 6, 2022, inspection dateApril 14, 2023; appellant is requesting for additional time.

**Time Extension Building: Docket A-92-23**

**4429 Warner Road**

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

**Alexander & Jennifer Malana,** Owner of the Four Dwelling Units R-2 Residential-Non-transient; Apartments (Shared Egress) Two Story Masonry Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE** dated October 11, 2022; appellant is requesting for additional time rewarded under Docket A-179-22 until March 30, 2023, to abate the interior violations and until April 30, 2023, to abate all violations.

**Adjudication Order Building: Docket A-163-23**

**3606 East 74th Street**

**WARD: 12 (****Rebecca Maurer)**

**VJH Homes LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) Four Dwelling Units Three Story Wood Frame/Siding/Masonry Veneer Frame Structure appeals from **ADJUDICATION ORDER B23015278:** **RCO 106.1.3(1-10**) **Plans should be drawn to** **scale of architectural quality(a-p),** dated June 30, 2023, appellant is requesting for a variance.

**Adjudication Order Building: Docket A-184-23**

**2040 Stearns Road**

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

**Parkside MMH LLC,** Owner of the Twenty-Eight Dwelling Units R-2 Residential-Non-transient; Apartments (Shared Egress) Four Story Masonry Frame Structure appeals from: **ADJUDICATION ORDER B203019668-1** **OBC 3411.3 alterations shall** **not reduce or have the effect of reducing accessibility of a building or facility,** dated August 17, 2023**,** appellant is requesting for a variance.

**Adjudication Order Housing: Docket A-248-23**

**1802 Creston Avenue**

**WARD: 12 (Rebecca Maurer)**

**Richard & Kim Smith,** Owner of the One Dwelling Unit Single Family Residence

One and a Half Story Frame Property appeals from: **ADJUDICATION ORDER B23022961 RCO 106.1.3.2 Site (Plan Drawn to Scale)** a. Exterior walls less than 5 feet from the property line requires 5/8-inch Type “X” Fire-Rated drywall rated on inside & outside wall that meets ASTM E119 or UL263 or any alternate method. No windows allowed when less than 3 feet from property line per Table 302.1(1), dated September 27, 2023**,** appellant is requesting for a variance.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**A-69-23 Cleve Prop Mgmt. Foundation LLC**

**A-74-23 Jesse 1 LLC-Revise**

**A-77-23 Doris Organ**

**A-79-23 Mack Warren**

**A-80-23 ACMM Five LLC**

**A-81-23 Monique Hall**

**A-115-23 TE’O Legacy LLC**

**A-117-23 Leon Murchison**

**A-121 -23 Global United Holdings Inc**

**A-123-23 Allan Parker**

**A-226-23 Darold Alexander**

**A-235-23 Albert Thrower**

**APPROVAL OF MINUTES**

**September 27, 2023**

**Memo**

To: Thomas Vanover, CBO/Commissioner

From: Carmella Davis, Executive Secretary

Board of Building Standards and Building Appeals

Date: September 19, 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 October 11, 2023,** at approximately 9:30 A.M.

**DOCKET NO. ADDRESS INSPECTOR/S**

A-89-23 1640 Crawford R. Catacutan

A-88-23 2106 E. 81 T. Vanover

A-90-23 13016 Beachwood K. Lanum

A-93-23 17315 Throckley D. Turic

A-95-23 3536 W. 52 A. Arnold

A-96-23 4214 Bush D. Blazevic

A-97-23 834 E. 130 D. Turio

A-98-23 7411 Harvard T. Vanover

A-99-23 3405 E. 114 A. Arnold

A-92-23 4429 Walker R. Derrett

A-163-23 3606 E. 74 T. Vanover

A-184-23 2040 Stearns T. Vanover

A-227-83 12701 Shaker D. Telban

A-228-23 12500-12600 Shaker D. Telban