

Wednesday, July 1, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Building: Docket A-059-26

1156 W. 11th Street

WARD: 7 (A. Davis)

Flats East Building 4 LLC, Owner of the M- Mixed Use Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 23, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Building: Docket A-060-26

3414 Walton Avenue

WARD: 14 (Jasmin Santana)

3414 Walton Avenue, LLC, Owner of the R-2 Residential – Non Transient; Apartments (Shared Egress) Two Story Frame Structure appeals from a **VIOLATION ORDER – INTERIOR/EXTERIOR MAINTENANCE, ILLEGAL OCCUPANCY AND HAZARDOUS CONDITIONS**, dated December 19, 2025 and February 6, 2026, the appellant is requesting two (2) years to complete abatement of the

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

violations.

Building Docket A-065-26

883 Parkwood Drive

WARD: 9 (Kevin Conwell)

LQO, LLC, Owner of the Three-Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE**, dated January 9, 2026, the appellant is requesting thirty (30) days to complete abatement of the violations.

Housing: Docket A-057-26

3497 W. 46th Street

WARD: 14 (Jasmine Santana)

NGC Creative Solutions, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated December 15, 2025, the appellant is requesting six (6) months to one (1) year to complete abatement of the violations.

Housing: Docket A-058-26

7422 Rutledge Avenue

WARD: 11 (Nikki Hudson)

Dominic J. Lacavera, Sr., Owner of the One Story Garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION - GARAGE**, dated December 29, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-061-26

9916/9918 North Boulevard

WARD: 9 (Kevin Conwell)

Vishvanath Seshank Vemuri, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – INTERIOR AND EXTERIOR MAINTENANCE AND NO PERMIT**, dated December 11, 2025, the appellant is requesting time to complete abatement of the violations.

Housing: Docket A-062-26

3809 E. 72nd Street

WARD: 2 (Kevin L. Bishop)

Muky J. Dai (Trustee), 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 December 18, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing: Docket A-063-26

817 Lakeview Road

WARD: 9 (Kevin Conwell)

Maurice Foster, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION – VACATE**, dated **December 31, 2025, CONDEMNATION - GARAGE**, dated July 3, 2012, **CONDEMNATION – MAIN STRUCTURE**, dated July 3, 2012, the appellant is requesting six (6) months to one (1) year to complete abatement of the violations.

Housing: Docket A-064-26

4102 E. 106th Street

WARD: 2 (Kevin I. Bishop)

N.O.V.A. Group Real Estate Investment, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 31, 2025, the appellant is requesting six (6) months to complete abatement of the violations.

Housing: Docket A-066-26

5348 St. Clair Avenue

WARD: 8 (Stephanie Howse-Jones)

Benjamin Davis, Owner of the One Dwelling Unit, Single Family Residence, Two Story Masonry Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 6, 2026, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

Housing Docket A-067-26
5346 St. Clair Avenue
WARD: 8 (Stephanie Howse-Jones)

Benjamin Davis, Owner of the One Dwelling Unit, Single Family Residence, Two Story Masonry Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 6, 2026, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

Housing Docket A-068-26
5350 St. Clair Avenue
WARD: 8 (Stephanie Howse-Jones)

Benjamin Davis, Owner of the One Dwelling Unit, Single Family Residence, Two Story Masonry Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 31, 2025, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

Housing Docket A-069-26
5352 St. Clair Avenue
WARD: 8 (Stephanie Howse-Jones)

Benjamin Davis, Owner of the One Dwelling Unit, Single Family Residence, Two Story Masonry Property appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 31, 2025, the appellant is requesting thirty-six (36) months to complete abatement of the violations.

Housing Docket A-070-26
3440 E. 142nd Street
WARD: 1 (Joseph T. Jones)

Patricia L. Williamson-Whitner, Owner of the One and a Half Story Masonry Property appeals from a **NOTICE OF VIOLATION – CONDEMNATION - GARAGE**, dated January 21, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

APPROVAL OF RESOLUTIONS

DOCKET/S:

**A-270-25
A-047-26
A-049-26
A-050-26
A-051-26
A-052-26
A-053-26
A-054-26
A-056-26**

**Addish, LLC
Rhonda Frisco-Green
Lavonia Brown
Doverspike RE Management, LLC
Stanley L. Adams
Stanley L. Adams
Stanley L. Adams
Stanley L. Adams
John Basso, Jr**

APPROVAL OF MINUTES

June 17, 2026

MEMO

To: Glen Murray, Interim CBO

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

Date: March 25, 2026

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, July 1, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-057-26	3497 W. 46 TH	J. Barkas
A-058-26	7422 Rutledge	E. Dures
A-059-26	1156 W. 11 th	D. Blazevic
A-060-26	3414 Walton	R. Derrett
A-061-26	9916/9918 North Blvd.	R. Derrett
A-062-26	3809 E. 72 nd	J. Barkas
A-063-26	817 Lakeview Road	M.C. McGinley
A-064-26	4102 E. 106 th	R. Derrett
A-065-26	883 Parkwood Drive	L. Kulchytsky
A-066-26	5348 St. Clair	E. Budd
A-067-26	5346 St. Clair	E. Budd
A-068-26	5350 St. Clair	E. Budd
A-069-26	5352 St. Clair	E. Budd
A-070-26	3440 E. 142 nd	M. Medancic