

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Building: Docket A-059-26 has been withdrawn at the request of the appellant.

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**

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

AND HAZARDOUS CONDITIONS, dated December 19, 2025 and February 6, 2026, the appellant is requesting two (2) years to complete abatement of the 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.

Building Docket A-065-26 has been withdrawn at the request of the appellant.

Housing: Docket A-270-25

13409 Bartlett Avenue

WARD: 2 (Kevin L. Bishop)

Addish, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE and NO PERMIT** dated October 1, 2025, and October 3, 2025, the appellant is requesting three (3) to six (6) months to complete abatement of the violations.

Housing: Docket A-270-25 has been rescheduled to July 29, 2026.

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.

Housing Docket A-203-26
11713 Gay Avenue
WARD: 2 (Kevin L. Bishop)

Alfonso Russell, Owner of the One Dwelling Unit, Single Family Residence, One Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated April 1, 2026, the appellant is requesting ninety days (90) days to complete abatement of the violations.

APPROVAL OF RESOLUTIONS

DOCKET/S:

A-047-26

A-050-26

A-056-26

Rhonda Frisco-Green

Doverspike RE Management, LLC

John Basso, Jr

APPROVAL OF MINUTES

June 17, 2026

TENTATIVE

MEMO

To: Glen Murray, 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
A-203-26	11713 Gay	M. Alim