

**Wednesday, September 9, 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](mailto: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](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:**

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

**Building: Docket A-125-26**

**16702 S. Waterloo Road**

**WARD: 10 (Michael D. Polensek)**

**Shoreway Waterloo Properties, LLC**, Owner of the One Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE AND UNAUTHORIZED/ILLEGAL USE**, dated March 10, 2026, the appellant is requesting time to complete abatement of the violations.

**Housing Docket A-115-26**

**10019 Gibson Avenue**

**WARD: 3 (Deborah Gray)**

**Mark Campbell**, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – HVAC AND INTERIOR/EXTERIOR MAINTENANCE**, dated February 11, 2026 and February 19, 2026, the appellant is requesting nine (9) months 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.

**Housing Docket A-116-26**

**3311 E. 142<sup>nd</sup> Street**

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

**Albert Woodard, III**, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE**, dated February 13, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

**Housing Docket A-117-26**

**12419 Locke Avenue**

**WARD: 9 (Kevin Conwell)**

**Eleanora K. McGrath (Trustee)**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 27, 2026, the appellant is requesting time to complete abatement of the violations.

**Housing Docket A-118-26**

**1311 W. 95<sup>th</sup> Street**

**WARD: 11 (Nikki Hudson)**

**Guardian City Investments, LLC**, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 25, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing Docket A-119-26**

**1449 Clearaire Road**

**WARD: 10 (Michael D. Polensek)**

**Riga Capital Partners, LLC**, Owner of the One Dwelling Unit, Single Family Residence, and the One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated February 20, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

**Housing Docket A-120-26**  
**3592 E. 151<sup>st</sup> Street**  
**WARD: 1 (Joseph T. Jones)**

**Eduin J. Riera Urbina**, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE**, dated February 23, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

**Housing Docket A-121-26**  
**10303 Almira Avenue**  
**WARD: 6 (Blaine A. Griffin)**

**Wulu Real Estate Investment Group, Inc.**, Owner of the One Dwelling Unit, single Family Residence, One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – GARAGE AND EXTERIOR MAINTENANCE**, dated February 18, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

**Housing Docket A-122-26**  
**12300 Brookfield Avenue**  
**WARD: 13 (Brian Kazy)**

**Carolyn Thompson**, Owner of the One tory Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION - GARAGE**, dated February 18, 2025, the appellant is requesting ninety (90) days to complete abatement of the violations.

**Housing Docket A-123-26**  
**3773 E. 144<sup>th</sup> Street**  
**WARD: 1 (Joseph T. Jones)**

**Micheal Reeder**, Owner of the Three Dwelling Units, Three Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated March 10, 2026, the appellant is requesting three (3) to six (6) months to complete abatement of the violations.

**Housing Docket A-124-26**  
**1510 Larchmont Road**  
**WARD: 10 (Michael D. Polensek)**

**Samuel Wright, III**, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION –FIRE DAMAGE**, dated February 19, 2026, the appellant is requesting nine (9) months to complete abatement of the violations.

**Housing Docket A-126-26**  
**1646 Hillview Road**  
**WARD: 10 (Michael D. Polensek)**

**Global 5, LLC**, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story, and the One Story Garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION –EXTERIOR MAINTENANCE AND CONDEMNATION - GARAGE**, dated February 27, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**OWNER**

<b>A-104-26</b>	<b>Joyce and Richard Nicholson</b>
<b>A-105-26</b>	<b>Chabad Of University Circle</b>
<b>A-106-26</b>	<b>Pamela Hubbard</b>
<b>A-107-26</b>	<b>Haoyunlai, LLC</b>
<b>A-108-26</b>	<b>Maria and Valentin Gavris</b>
<b>A-109-26</b>	<b>Eric Booker</b>
<b>A-110-26</b>	<b>C-Town Villas</b>
<b>A-111-26</b>	<b>Crystal L. Mosby</b>
<b>A-112-26</b>	<b>P4 Acquisitions, LLC</b>
<b>A-113-26</b>	<b>Larry Darrell Leeson</b>
<b>A-114-26</b>	<b>OBN Investments Company</b>

**APPROVAL OF MINUTES**

**August 26, 2026**

**MEMO**

To: Glen Murray, Interim CBO

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

Date: April 9, 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, September 9, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

<b>DOCKET NO.</b>	<b>ADDRESS</b>	<b>INSPECTOR/S</b>
<b>A-115-26</b>	<b>10019 Gibson</b>	<b>K. Harris/F. Bland</b>
<b>A-116-26</b>	<b>3311 E. 142<sup>nd</sup></b>	<b>J. Barkas</b>
<b>A-117-26</b>	<b>12419 Locke</b>	<b>R. Blevins</b>
<b>A-118-26</b>	<b>1311 W. 95<sup>th</sup></b>	<b>M. Santillo</b>
<b>A-119-26</b>	<b>1449 Clearaire</b>	<b>R. Crane</b>
<b>A-120-26</b>	<b>3592 E. 151<sup>st</sup></b>	<b>R. Crane</b>
<b>A-121-26</b>	<b>9402 Catherine</b>	<b>C. Davis</b>
<b>A-122-26</b>	<b>12300 Brookfield</b>	<b>E. Dures</b>
<b>A-123-26</b>	<b>3773 E. 144<sup>th</sup></b>	<b>E. Budd</b>
<b>A-124-26</b>	<b>1510 Larchmont</b>	<b>T. Barisic</b>
<b>A-125-26</b>	<b>16702 S. Waterloo</b>	<b>J.V. Morris</b>
<b>A-126-26</b>	<b>1646 Hillview</b>	<b>N. Katic</b>