Wednesday, November 18, 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-247-26
14306 Rainbow Avenue
WARD: 15 (Charles J. Slife)

Rami Investments, LLC, Owner of the R-3 Residential – Non-Transient; Townhomes (Independent Egress), Two and a Half Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated June 11, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Building: Docket A-256-26
2323 Lakeside Avenue
WARD: 8 (Stephanie Howse-Jones)

Mohmad Muntaser, Owner of the F2 – Factory – Low Hazard (Non-Combustibles), Six Story Concrete Frame Structure, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated June 8, 2026, the

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

appellant is requesting time to complete abatement of the violations.

Building: Docket A-257-26
2740 W. 25th Street
WARD: 7 (Austin N. Davis)

Branko Vulovic, Owner of the MXD – Mixed Uses – Multiple Uses in One Building, Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION(S) – FAILURE TO REGISTER,** dated May 21, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-182-26
626 E. 126th Street
WARD: 9 (Kevin Conwell)

Oscar Lyde, Owner of the One Dwelling Unit, Single Family Residence, One Story Detached – Garage, Wood Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – GARAGE,** dated April 16, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-182-26 is rescheduled from October 7, 2026

Housing Docket A-250-26
3721 Daisy Avenue
WARD: 14 (Jasmine Santana)

Wasyl Lawrinenko, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated May 20, 2026, the appellant is requesting eighteen (18) months to complete abatement of the violations.

Housing Docket A-251-26
11617 Rutland Avenue
WARD: 9 (Kevin Conwell)

Wilma Russell, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated May 20, 2026, the appellant is requesting ninety (90)) days to complete abatement of the violations.

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

TENTATIVE

Housing Docket A-251-26 has been withdrawn at the request of the appellant.

Housing Docket A-252-26
872 E. 143rd Street
WARD: 10 (Michael D. Polensek)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated May 27, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-253-26
853 E. 149th Street
WARD: 10 (Michael D. Polensek)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated May 27, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-254-26
976 E. 143rd Street
WARD: 10 (Michael D. Polensek)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the One Dwelling Unit, Single Family Residence, One Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated May 27, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-255-26
1364 E. 171st Street
WARD: 10 (Michael D. Polensek)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated May 27, 2026, the appellant is requesting time to complete abatement of the violations.

TENTATIVE

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

Housing Docket A-258-26
3714 E. 61st Street
WARD: 3 (Deborah Gray)

Phillip J. and Kathleen A Rodriquez, Owner of the One Dwelling Unit, Single Family Residence, Two Story Fram Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated May 14, 2026, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Housing Docket A-259-26
3359 E. 134th Street
WARD: 3 (Deborah Gray)

Marlene Johnson, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – FIRE DAMAGE,** dated June 3, 2026, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Housing Docket A-261-26
10613 Prince Avenue
WARD: 2 (Kevin L. Bishop)

A&H Rehab and Property Management, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated May 22, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing Docket A-262-26
17829 Marcella Road (Rear House)
WARD: 10 (Michael D. Polensek)

Richard J. and Christine L. Boruszkowski, Owner of the One Dwelling Unit, Single Family Residence, One and A Half Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated June 10, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

TENTATIVE

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

Housing Docket A-262-26 has been withdrawn at the request of the appellant.

Housing Docket A-263-26
13406 Rugby Road
WARD: 9 (Kevin Conwell)

Cha-Ron Richardson, Owner of the One and a Half Story Garage – Detached; Wood Frame Property appeals from a **NOTICE OF VIOLATION(S) – CONDEMNAION - GARAGE** dated May 20, 2026, the appellant is requesting three (3) to six (6) months to complete abatement of the violations.

Housing Docket A-264-26
2068 W. 100th Street
WARD: 12 (Tanmay Shah)

Natalia M. Salcedo, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated April 21, 2026, the appellant is requesting thirty (30) days to complete abatement of the violations.

Housing Docket A-265-26
646 E.162nd Street
WARD: 10 (Michael D. Polensek)

Fritzlin Lubin, Owner of the One Story Garage – Detached; Masonry Property appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – GARAGE,** dated June 5, 2026, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Housing Docket A-266-26
3625 E. 153rd Street
WARD: 1 (Josep T. Jones)

Starfish Advantage, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCEAND UNAUTHORIZED/ILLEGAL USE,** dated June 4, 2026, the appellant is requesting time to complete abatement of the violations.

TENTATIVE

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

Housing Docket A-266-26 has been withdrawn at the request of the appellant.

Housing Docket A-267-26
3462 E. 102nd Street
WARD: 6 (Blaine A. Griffin)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated June 15, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-267-26 has been withdrawn at the request of the appellant.

Housing Docket A-269-26
17903 Brazil Road
WARD: 10 (Michael D. Polensek)

Angela Nelson-Satterwhite, Owner of the One Dwelling Unit, Single Family Residence, One Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE** dated June 3, 2026, the appellant is requesting nine (9) months to complete the abatement of the violations.

Housing Docket A-270-26
712 E. 125th Street
WARD: 9 (Kevin Conwell)

Karen Meredith, Owner of the One Dwelling Unit, Single Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE** dated June 2, 2026, the appellant is requesting ninety (90) months to complete the abatement of the violations.

Housing Docket A-271-26
12805 Griffing Avenue
WARD: 3 (Deborah Gray)

Karen Williams, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE** dated June 2, 2026, the appellant is requesting time to complete the abatement of the violations.

TENTATIVE

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

Housing Docket A-272-26
799 E. 100th Street
WARD: 9 (Kevin Conwell)

Solarum, LLC, Owner of the Two Dwelling Units, Two Family Residence, One Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE** dated June 3, 2026, the appellant is requesting six (6) to nine (9) months to complete the abatement of the violations.

Housing Docket A-273-26
1790 Saratoga Avenue
WARD: 4 Kris Harsh)

Gregory Noeth, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE** dated June 5, 2026, the appellant is requesting one hundred and twenty (120) days to complete the abatement of the violations.

Housing Docket A-274-26
4249 E. 131st Street
WARD: 1 (Joseph T. Jones)

Cora Bell, Owner of the Two Dwelling Units, Two Family Residence, Two Story Masonry Property appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE** dated June 9, 2026, the appellant is requesting six (6) months to complete the abatement of the violations.

Housing Docket A-275-26
13309 Benwood Avenue
WARD: 2 (Kevin L. Bishop)

13309 Benwood Duplex, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE AND CONDEMNATION - GARAGE** dated June 25, 2026, the appellant is requesting time to complete the abatement of the violations.

TENTATIVE

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

Housing Docket A-276-26
6912 Worley Avenue
WARD: 2 (Kevin L. Bishop)

Yohan E. Noble, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE** dated June 17, 2026, the appellant is requesting one hundred and eighty (180) days to complete the abatement of the violations.

LEAD Housing Docket A-260-26
1286 W. 86th Street
WARD: 11 (Nikki Hudson)

Toshi and Yazmin Hiraoka, Owners of the Two Dwelling Units, Two Family Residence, Two and a Half Story Wood frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT**, dated June 9, 2026; appellant is requesting for the Board to allow the exam of the remediated properties to move forward, the test submitted, and the results be certified under the original submission supplemented with the additional testing for the remediated sections of the property.

TIME EXTENSION - Housing Docket A-246-26
4250 W. 38th Street
WARD: 11 (Nikki Hudson)

George Caraman, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE,** dated July 29, 2025, the appellant is requesting for three (3) to six (6) months additional time under A-217-25 to complete abatement of the violations.

TENTATIVE

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

TIME EXTENSION - Housing Docket A-268-26
11232 Lardet Avenue
WARD: 3 (Deborah Gray)

Charlotte Morrow, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE,** dated September 25, 2025, the appellant is requesting for additional time under A-57-25 until June 2027 to complete abatement of the violations.

TENTATIVE

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

APROVAL OF RESOLUTIONS

DOCKET/S:	OWNER
A-224-26	Lakeshore 42 RE Holdings, LLC
A-225-26	Mohamad Muntaser
A-226-26	Oie Austin
A-227-26	Gary, Thomas, Richard Benesh
A-228-26	GS Rep Fund I JV, LLC
A-229-26	Haas Real Estate Holdings, LLC
A-230-26	Aundrea King
A-231-26	4414 Fenwick Avenue, LLC
A-232-26	H.M. Martin Funeral Home/Herrick Martin
A-233-26	Riley and Donna Shirey
A-234-26	Angel Foster
A-235-26	Sanjay Dahyabhai
A-236-26	All Boys, LLC
A-237-26	Hawkins Hodgson
A-238-26	3644 Bosworth
A-239-26	Siku, LLC-26
A-241-26	The Matta Group, LLC
A-242-26	Irma L. Papp
A-243-26	Jerry J. and Emil T. Zelasko
A-244-26	Grover Horne
A-245-26	Doris Robert Butler (M)

APPROVAL OF MINUTES

November 4, 2026

TENTATIVE

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

MEMO

To: Glen Murray, CBO

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

Date: July 24, 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, November 18, 2026,** at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-182-26	**626 E. 126th**	**C. Davis**
A-246-26	**4250 W. 38th**	**B. McClure**
A-247-26	**14306 Rainbow**	**C. Davis**
A-250-26	**3721 Daisy**	**M. Medancic**
A-251-26	**11617 Rutland**	**F. Bland**
A-252-26	**872 E. 143rd**	**L. Kulchytsky**
A-253-26	**853 E. 149th**	**L. Kulchytsky**
A-254-26	**976 E. 143rd**	**L. Kulchytsky**
A-255-26	**1364 E. 171st**	**L. Kulchytsky**
A-256-26	**2323 Lakeside**	**R. Catacutan**
A-257-26	**2740 W. 25th**	**R. Catacutan**
A-258-26	**3714 E. 61st**	**T. Barisic**
A-259-26	**3359 E. 134th**	**J. Barkas**
A-260-26	**1286 W. 85th**	
A-261-26	**10613 Prince**	**F. Bland**
A-262-26	**17829 Marcella**	**D. Lesar**
A-263-26	**13406 Rugby**	**A.R. Mohammed**
A-264-26	**2068 W. 100th**	**S. Quealy-Walter**
A-265-26	**646 E. 162nd**	**R. Cane**
A-266-26	**3625 E. 153rd**	**E. Budd**
A-267-26	**3462 E. 102nd**	**E. Dures**
A-268-26	**11232 Lardet**	**A.R. Mohammed**
A-269-26	**17903 Brazil**	**N. Katic**
A-270-26	**712 E. 125th**	**C. Davis**

TENTATIVE

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

DOCKET NO.	ADDRESS	INSPECTOR/S
A-271-26	12805 Griffing	F. Bland
A-272-26	799 E. 100th	K. Lanum
A-273-26	1790 Saratoga	N. Katic
A-274-26	4249 E. 131st	F. Bland
A-275-26	13309 Benwood	R. Derrett
A-276-26	6912 Worley	T. Barisic

TENTATIVE

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