Wednesday, December 2, 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-284-26
12700 Shaker Boulevard
WARD: 6 (Blaine A. Griffin)

12700 Shaker Realty, LLC, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress), High-Rise Building Structure, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated June 18, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

Building: Docket A-292-26
3477 E. 119th Street
WARD: 3 (Deborah Gray)

Upper Class Units, Inc, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress), Two and a Half Story Structure, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated June 24, 2026, the appellant is requesting time to complete abatement of the violations.

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Building Docket A-300-26
632 Eddy Road (AKA 630-34 Eddy Road)
WARD: 9 (Kevin Conwell)

Hamdan Investments, LLC, Owner of the R-2 Residential – Non- Transient; Apartments (Shared Egress), One Story Frame Structure appeals from a **NOTICE OF VIOLATION(S) – ILLEGAL OCCUPANCY,** dated July 10, 2026, the appellant is requesting six (6) months to complete the abatement of the violations.

Building: Docket A-303-26
2905 Chester Avenue
WARD: 8 (Stephanie Howde-Jones)

Vardeh, LLC, Owner of M-Mercantile – Retail Shops, Carry-Out Food Shops, Two Story Masonry Structure, appeals from a **NOTICE OF VIOLATION(S) – FAILURE TO REGISTER,** dated June 29, 2026**, AND CONDEMNATION – MAIN STRUCTURE,** dated July 21, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

Building Docket A-307-26
8035 Superior Avenue
WARD: 8 (Stephanie Howse-Jones)

P & S 8035 Superior Inc., Owner of M-Mercantile – Retail Shops, Carry-Out Food Shops Structure, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated July 21, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Building Docket A-308-26
6917 Union Avenue
WARD:3 (Deborah Gray)

William P. Daher, Owner of M-Mercantile – Retail Shops, Carry-Out Food Shops Structure, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated July 6, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

TENTATIVE

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Housing Docket A-278-26
1605 E. 82nd Street
WARD: 8 (Stephanie Howse-Jones)

Florence J. Traylor, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated June 9, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-279-26
2921 E. 126th Street
WARD: 3 (Deborah Gray)

Terry M. Thomas, 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 July 10, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-280-26
5030 Dalton Avenue
WARD: 3 (Deborah Gray)

Michael Jarem, Sr., Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated June 22, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-281-26
12704 Revere Avenue
WARD: 2 (Kevin L. Bishop)

Kevin and Gayle Wheeler, Owner of the One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 1, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

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Housing Docket A-282-26
1011 E. 78th Street
WARD: 8 (Stephanie Howse-Jones)

Bianca Stewart, Owner of the Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 6, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-283-26
13610 Darley Avenue
WARD: 9 (Kevin Conwell)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated June 18, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-285-26
3679 E. 55th Street
WARD: 3 (Deborah Gray)

Simm Cap Fund IV, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – FIRE DAMAGE,** dated June 11, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

Housing Docket A-287-26
3101 Sawtell Road
WARD: 3 (Deborah Gray)

CHN Housing Partners, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATION(S) – FAILURE TO REGISTER,** dated June 17, 2026, the appellant is requesting thirty (30) to forty-five (45) days to complete abatement of the violations.

Housing Docket A-288-26
4091 E. 146th Street
WARD: 1 (Joseph T. Jones)

Ebony C. Robinson, Owner of the One Dwelling Unit, Single Family Residence,

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Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated June 22, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing Docket A-289-26
4643 W. 41st Street
WARD: 4 (Kris Harsh)

Bryan G. Sheffler, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated June 25, 2026, the appellant is requesting thirty (30) days to complete abatement of the violations.

Housing Docket A-290-26
4003 Valley Road
WARD: 4 (Kris Harsh)

Brad M. Mullins, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE AND NO PERMIT,** dated June 25, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-291-26
13735 Puritas Avenue
WARD: 13 (Brian Kazy)

Graphic Arts Printing Service, 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 23, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-293-26
1328 E. 111th Street
WARD: 9 (Kevin Conwell)

Nandugo Holdings, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – FIRE DAMAGE,** dated June 22, 2026, the appellant is requesting ten (10 months)

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to complete abatement of the violations.

Housing Docket A-294-26
2220 E. 87th Street
WARD: 6 (Blaine A. Griffin)

Adam Wade, Owner of the One Dwelling Unit, Single Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated June 10, 2026, the appellant is requesting six (6) months to complete the abatement of the violations.

Housing Docket A-295-26
6732 Ottawa Road
WARD: 2 (Kevin L. Bishop)

Przemyslaw Jurkiewicz, 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 AND GARAGE,** dated July 7, 2026, the appellant is requesting one (1) year to complete the abatement of the violations.

Housing Docket A-296-26
14205 Glenside Avenue
WARD: 9 (Kevin Conwell)

Earlene Shivers, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated June 29, 2026, the appellant is requesting six (6) months to one (1) year to complete the abatement of the violations.

Housing Docket A-297-26
897/899 Alhambra Road
WARD: 10 (Michael D. Polensek)

Royaldavid Enterprise, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – FIRE DAMAGE,** dated June 17, 2026, the appellant is requesting six (6) months to complete the abatement of the violations.

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Housing Docket A-298-26
2097 W. 89th Street
WARD: 11 (Nikki Hudson)

Zoralee Gomez-Santana, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – SHED,** dated July 6, 2026, the appellant is requesting sixty (60) days to complete the abatement of the violations.

Housing Docket A-299-26
12216 Locke Avenue
WARD: 9 (Kevin Conwell)

Alaa Daraltaweel, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated June 26, 2026, the appellant is requesting one hundred and twenty (120) days to complete the abatement of the violations.

Housing Docket A-301-26
4128 E. 144th Street
WARD: 1 (Joseph T. Jones)

Romeo L. Coleman, Sr., Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE** dated June 29, 2026, the appellant is requesting one (1) year to complete the abatement of the violations.

Housing Docket A-302-26
2832 E. 122nd Street
WARD: 6 (Blaine A. Griffin)

Calvin L. Painter, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** the appellant is requesting six (6) months to complete the abatement of the violations.

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Housing Docket A-304-26
12400 Fairhill Road
WARD: 6 (Blain A. Griffin)

Michael C. Toth, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Masonry Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 1, 2026, the appellant is requesting five (5) months to complete the abatement of the violations.

Housing Docket A-305-26
11503 Carolina Road
WARD: 9 (Kevin Conwell)

Sagar Rambhia, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Frame and the One Story Frame Garage Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE AND GARAGE,** dated July 7, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-306-26
17115 Invermere Avenue
WARD: 1 (Joseph T. Jones)

Aletha D. Kern, Owner of the One and a Half Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 2, 2026, the appellant is requesting time to complete abatement of the violations.

Adjudication Order Building Docket A-277-26
10304 Empire Avenue
WARD: 9 (Kevin Conwell)

Marietta Ford, Owner of the Structure listed at the above address, appeals from an **ADJUDICATION ORDER - B25024522 – RCO 106.1.3 (1-9) Plans should be drawn to scale of Architectural Quality (a) through (f),** relating to the exterior alteration removing second floor of existing open wooden platform porch to flat or shed roof one (1) story open porch per plan attached to existing two family residence, dated July 10, 2026; appellant is requesting for a variance from the requirement.

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TIME EXTENSION - Housing Docket A-286-26 (Ref. A-315-25)
1149 E. 63rd Street
WARD: 8 (Stephanie Howse-Jones)

Mario Klisamin, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame and the One and a Half Story Garage – Detached; Wood Frame Property appeals from **CONDEMNATION – MAIN STRUCTURE AND GARGAE,** dated December 11, 2025, the appellant is requesting for additional time under A-315-25 until August 2026 to complete abatement of the violations.

TENTATIVE

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APROVAL OF RESOLUTIONS

DOCKET/S:	OWNER
A-182-26	Oscar Lyde
A-245-26	Doris Robert Butler (Male)
A-246-26	George Caramon
A-247-26	Rami Investments, LLC
A-250-26	Wasyl Lawrinenko
A-251-26	Wilma Russell
A-252-26	Riparian VPC Ohio SFR Portfolio, LLC
A-253-26	Riparian VPC Ohio SFR Portfolio, LLC
A-254-26	Riparian VPC Ohio SFR Portfolio, LLC
A-255-26	Riparian VPC Ohio SFR Portfolio, LLC
A-256-26	2323 Warehousing, Ltd.
A-257-26	Branko Vulovic
A-258-26	Phillip J. and Kathleen A Rodriquez
A-259-26	Marlene Johnson
A-260-26	Toshi and Yazmin Hiraoka
A-261-26	A&H Rehab and Property Management
A-263-26	Cha-Ron Richardson
A-264-26	Natalia M. Salcedo
A-265-26	Fritzlin Lubin
A-266-26	Starfish Advantage, LLC
A-267-26	Riparian VPC Ohio SFR Portfolio, LLC
A-268-26	Charlotte Morrow
A-269-26	Angela Nelson-Satterwhite
A-270-26	Karen Meredith
A-271-26	Karen Williams
A-272-26	Solarum, LLC
A-273-26	Gregory Noeth
A-274-26	Cora Bell
A-275-26	13309 Benwood Duplex, LLC
A-276-26	Yohan E. Noble

APPROVAL OF MINUTES

November 18, 2026

TENTATIVE

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MEMO

To: Glen Murray, CBO

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

Date: September 29, 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, December 2, 2026,** at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-277-26	**10304 Empire**	**PE R. Wells**
A-278-26	**1605 E. 82nd**	**N. Katic**
A-279-26	**2921 E. 126th**	**D. Lesar**
A-280-26	**5030 Dalton**	**T. Barisic**
A-281-26	**12704 Revere**	**E. Dures**
A-282-26	**1011 E. 78th**	**N. Katic**
A-283-26	**13610 Darley**	**L. Kulchytsky**
A-284-26	**12700 Shaker**	**K. Lanum**
A-285-26	**3679 E. 55th**	**T. Barisic**
A-286-26	**1149 E. 63rd**	**R. Crane**
A-287-26	**3101 Sawtell**	**W.C. Thomas**
A-288-26	**4091 E. 146th**	**N. Katic**
A-289-26	**4643 W. 41st**	**Budd**
A-290-26	**4003 Valley**	**R. Derrett**
A-291-26	**13735 Puritas**	**C. Davis**
A-292-26	**3477 E. 119th**	**T. Barisic**
A-293-26	**1328 E. 111th**	**J. Barkas**
A-294-26	**2220 E. 87th**	**W. Hindi**
A-295-26	**6732 Ottawa**	**B. Cuevas**
A-296-26	**14205 Glenside**	**A. Mohammed**
A-297-26	**897/899 Alhambra**	**T. Barisic**
A-298-26	**2097 W. 89th**	**N. Katic**
A-299-26	**12216 Locke**	**W. Hindi**
A-300-26	**632 Eddy Road**	**K. Lanum**

TENTATIVE

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DOCKET NO.	ADDRESS	INSPECTOR/S
A-301-26	4128 E. 144th	N. Katic
A-302-26	2832 E. 122nd	R. Crane
A-303-26	2905 Chester	R. Catacutan
A-304-26	12400 Fairhill	B. McClure
A-305-26	11503 Carolina	R. Jones
A-306-26	17115 Invermere	E. Dures
A-307-26	8035 Superior	J.V. Morris
A-308-26	6917 Union	W.C. Thomas

TENTATIVE

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