Wednesday, December 16, 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/

PLEASE NOTE: ADDRESSES ARE CROSS REFERENCED WITH THE CUYAHOGA COUNTY BOARD OF ELECTIONS MAPS AND DISTRICT DATA

Building Docket A-310-26
12730 St. Clair Avenue
WARD: 9 (Kevin Conwell)

Murad And Faraj Mustafa, Owner of the M – Mercantile – Retail Shops, Carry – Out Food Shops Structure, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated July 20, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Building: Docket A-317-26
4145 Rocky River Road
WARD: 15 (Charles J. Slife)

444 Group, LLC, Owner of the MXD – Mixed Uses – Multiple Uses in One Building Structure, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated July 17, 2026, the appellant is requesting sixty (60) days to

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complete abatement of the violations.

Building Docket A-329-26
6718 Lorain Avenue
WARD: 11 (Nikki Hudson)

Rudolph Valentino, Owner of the MXD – Mixed Uses – Multiple Uses in One Building Structure, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated August 4, 2026, the appellant is requesting one (1) year to complete the abatement of the violations.

Building Docket A-334-26
1055 Addison Road
WARD: 8 (Stephanie Howse-Jones)

Aseda Premier, LLC Owner of the R-3 Residential – Non – Transient; Townhomes (independent Egress), appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated July 22, 2026, the appellant is requesting seven (7) months to complete the abatement of the violations.

Building Docket A-335-26
536 E. 117th Street
WARD: 9 (Kevin Conwell)

Dream Cleveland Holdings, LLC, Owner of the R-2 Residential – Non – Transient; Apartments (Shared Egress), appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated July 27, 2026, the appellant is requesting ninety (90) days to complete the abatement of the violations.

Housing Docket A-309-26
3482 Bosworth Road (AKA 3480 Bosworth Road)
WARD: 12 (Tanmay Shah)

Sayed I. Hasan, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE - SHED,** dated June 13, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

TENTATIVE

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Housing Docket A-311-26
3226 E. 119th Street
WARD: 3 (Deborah Gray)

LBT Enterprises, LLC, 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 27, 2026, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Housing Docket A-312-26
4174 E. 146th Street
WARD: 1 (Joseph T. Jones)

Dante Benjamin, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 13, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-313-26
10405 Linnet Avenue
WARD: 12 (Tanmay Shah)

Denise W. Harris, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – FIRE DAMAGE,** dated July 10, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-315-26
3912 E. 153rd Street
WARD: 1 (Joseph T. Jones)

E 153 Limited, Owner of the One Dwelling Unit, Single Family Residence, Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated August 10, 2026, the appellant is requesting time to complete abatement of the violations.

TENTATIVE

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Housing Docket A-316-26
4198 W. 140th Street
WARD: 13 (Brian Kazy)

Iris T. Rohde, Owner of the One Dwelling Unit, Single Family Residence, Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 14, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-318-26
877 E. 128th Street
WARD: 9 (Kevin Conwell)

GS Rep Fund I JV, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – INTERIOR AND EXTERIOR MAINTENANCE,** dated July15, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-319-26
9801 Parkview Avenue
WARD: 3 (Deborah Gray)

Chalaine 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 July 13, 2026, the appellant is requesting thirty (30) to sixty (60) days to complete abatement of the violations.

Housing Docket A-320-26
3711 E. 49th Street
WARD: 3 (Deborah Gray)

Edward R. Pearl, Sr., Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 29, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

TENTATIVE

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Housing Docket A-321-26
14602 Coit Road
WARD: 9 (Kevin Conwell)

Mic'Quan Mario Goolsby, Owner of the Two Dwelling Units, Two Family Residence, Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated July 15, 2026, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Housing Docket A-323-26
12612 St. Clair Avenue
WARD: 9 (Kevin Conwell)

Yulunda P. Bailey, Owner of the One Story Garage – Detached; Masonry Property, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENANCE,** dated July 21, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing Docket A-326-26
13735 Puritas Avenue
WARD: 10 (Michael D. Polensek)

B2B Property Management Co., Owner of the Two Dwelling Units, Two Family Residence, appeals from a **NOTICE OF VIOLATION(S) – NO PERMIT AND INTERIOR AND EXTERIOR MAINTENANCE,** dated July 27, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-328-26
2465 W. 6th Street
WARD: 7 (Austin N. Davis)

Kimberly Thompson, Owner of the One Dwelling Unit, Single Family Residence, appeals from a **NOTICE OF VIOLATION(S) – EXTERIOR MAINTENACE,** dated July 29, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

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Housing Docket A-332-26
3650 E. 139th Street
WARD: 3 (Deborah Gray)

Home Opportunity, LLC, Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Frame Property, and the One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE AND GARAGE,** dated July 28, 2026, the appellant is requesting one (1) year to complete the abatement of the violations.

Housing Docket A-338-26
3689 E. 57th Street
WARD: 3 (Deborah Gray)

Cory Haywood, 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 29, 2026, the appellant is requesting time to complete the abatement of the violations.

Housing Docket A-339-26
7206 Worley Avenue
WARD: 2 (Kevin L. Bishop)

Arlin Clark (Co-Trustee), Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) – CONDEMNATION – MAIN STRUCTURE,** dated August 4, 2026, the appellant is requesting time to complete the abatement of the violations.

Housing Docket A-340-26
4693 E. 153rd Street
WARD: 1 (Joseph T. Jones)

Specialized IRA Services, FBO N. L. Gopalan, 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 July 28, 2026, the appellant is requesting time to complete the abatement of the violations.

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Housing Docket A-341-26
905 E. 128th Street
WARD: 9 (Kevin Conwell)

At Posh Investments, 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 August 18, 2026, the appellant is requesting six (6) months to complete the abatement of the violations.

TIME EXTENSION - Housing Docket A-337-26 (Ref. A-022-26)
3681 E. 110th Street
WARD: 2 (Kevin L. Bishop)

Patrick O. Cook, 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 December 16, 2025, the appellant is requesting for additional time under A-022-26 to complete abatement of the violations.

LEAD Building Docket A-333-26
2136 W. 40th Street
WARD: 7 (Austin N. Davis)

Michael Kaplan, Owners of the R-2 Residential – Non – Transient; Apartments (Shared Egress) Two Story Masonry Walls/Wood Floors Property, appeals from a **NOTICE OF VIOLATIONS - LEAD**, dated July 14, 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.

LEAD Housing Docket A-314-26
739 Thornhill Drive
WARD: 9 (Kevin Conwell)

Joe Brown, Jr., Owner of the One Dwelling Unit, Single Family Residence, One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATIONS - LEAD**, dated July 21, 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.

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TENTATIVE

LEAD Housing Docket A-324-26
2146 W. 40th Place
WARD: 7 (Austin N. Davis)

Torrent Real Estate, LLC, Owner of the Two Dwelling Units, Two Family Residence, Property, appeals from a **NOTICE OF VIOLATIONS - LEAD**, dated July 29, 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.

LEAD Housing Docket A-325-26
15710 School Avenue
WARD: 10 (Michael D. Polensek)

Daniel A. Baka, Owner of the Two Dwelling Units, Two Family Residence, Property, appeals from a **NOTICE OF VIOLATION(S) – LEAD**, dated July 23, 2026, the 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.

LEAD Housing Docket A-327-26
3806 Highland Road
WARD: 12 (Tanmay Shah)

Schmidt Collective Enterprises, LLC, Owner of the Two Dwelling Units, Two Family Residence, appeals from a **NOTICE OF VIOLATIONS - LEAD**, dated July 23, 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.

LEAD Housing Docket A-330-26
1061 E. 146th Street
WARD: 9 (Kevin Conwell)

Boss Ross Realty, LLC, Owners of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE**

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OF VIOLATION(S) - LEAD, dated July 21, 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.

LEAD Housing Docket A-336-26
1601 E. 84th Street
WARD: 8 (Stephanie Howse-Jones)

Michael Dubson, Owners of the Three Dwelling Units, Three Family Residence, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATION(S) - LEAD**, dated August 3, 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.

TENTATIVE

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APROVAL OF RESOLUTIONS

DOCKET/S:	OWNER
A-277-26	Marietta Ford
A-278-26	Florence J. Traylor
A-279-26	Terry M. Thomas
A-280-26	Michael Jarem, Sr.
A-281-26	Kevin and Gayle Wheeler
A-282-26	Bianca Stewart
A-283-26	Riparian VPC Ohio SFR Portfolio, LLC
A-284-26	12700 Shaker Realty, LLC
A-285-26	Simm Cap Fund IV, LLC
A-286-26	Mario Klisamin
A-287-26	CHN Housing Partners,
A-288-26	Ebony C. Robinson
A-289-26	Bryan G. Sheffler
A-290-26	Brad M. Mullins
A-291-26	Graphic Arts Printing Service
A-292-26	Upper Class Units, Inc
A-293-26	Nandugo Holdings, LLC
A-294-26	Adam Wade
A-295-26	Przemyslaw Jurkiewicz
A-296-26	Earlene Shivers
A-297-26	Royaldavid Enterprise
A-298-26	Zoralee Gomez-Santana
A-299-26	Alaa Daraltaweel
A-300-26	Hamdan Investments, LLC
A-301-26	Romeo L. Coleman, Sr.
A-302-26	Calvin L. Painter
A-303-26	Vardeh, LLC
A-304-26	Michael C. Toth
A-305-26	Sagar Rambhia
A-306-26	Aletha D. Kern
A-307-26	P & S 8035 Superior Inc.,
A-308-26	William P. Daher

APPROVAL OF MINUTES

December 2, 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 16, 2026,** at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-309-26	**3480/3482 Bosworth**	**C. Gregg**
A-310-26	**12730 St. Clair**	**J.V. Morris**
A-311-26	**3226 E. 119th**	**L. Kulchytsky**
A-312-26	**4174 E. 146th**	**N. Katic**
A-313-26	**10405 Linnet**	**J. Barkas**
A-314-26	**739 Thornhill**	**R. Derrett**
A-315-26	**3912 E. 153rd**	**R. Crane**
A-316-26	**4198 W. 140th**	**M. Medancic**
A-317-26	**4145 Rocky River**	**Budd**
A-318-26	**877 E. 128th**	**D. Lesar**
A-319-26	**9801 Parkview**	**D. Donovan**
A-320-26	**3711 E. 49th**	**T. Barisic**
A-321-26	**14602/14604 Coit**	**R. Crane**
A-323-26	**12612 St. Clair**	**J.V. Morris**
A-324-26	**2146 W. 40th**	**R. Derrett**
A-325-26	**15710 School**	**S. Quealy-Walter**
A-326-26	**17645 Lakeport**	**C. Gregg**
A-327-26	**3806 Highland**	**S. Quealy-Walter**
A-328-26	**2465 W. 6th**	**T. Barisic**
A-329-26	**6718 Lorain**	**M. Santillo**
A-330-26	**1061 E. 146th**	**S. Quealy-Walter**
A-332-26	**3650 E. 139th**	**W. Hindi**
A-333-26	**2136 W. 40th**	**S. Quealy-Walter**
A-334-26	**1055 Addison**	**W.C. Thomas**

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DOCKET NO.	ADDRESS	INSPECTOR/S
A-335-26	536 E. 117th	K. Lanum
A-336-26	1601 E. 84th	S. Quealy-Walter
A-337-26	3681 E. 110th	B. McClure
A-338-26	3689 E. 57th	F. Bland
A-339-26	7206 Worley	R. Crane
A-340-26	4693 E. 153rd	T. Barisic
A-341-26	905 E. 128th	K. Lanum

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