

Wednesday, October 7, 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-185-26

1313 W. 112th Street

WARD: 12 (Tanmay Shah)

R2R Capital, LLC, Owner of the R-2 Residential – Non-Transient: Apartments (Shared Egress), Three Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 14, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Building Docket A-186-26

3010 W. 115th

WARD: 12 (Tanmay Shah)

R2R Capital, LLC Owner of the R-2 Residential – Non-Transient: Apartments (Shared Egress), Two Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 22, 2026, the appellant is requesting ninety (90) days 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.

Building Docket A-187-26

1717 E. 9th Street

WARD: 5 (Richard A. Starr)

1717 East 9th, LLC Owner of the MXD- Mixed Uses – Multiple Uses in One Building, High Rise Building Structure, appeals from a **NOTICE OF VIOLATION – UNAUTHORIZED/ILLEGAL USE**, dated April 10, 2026, the appellant is requesting time to complete abatement of the violations.

Building Docket A-188-26

1228 Euclid Avenue (AKA Residences at Halle)

WARD: 5 (Richard A. Starr)

Halle Building Residential, LLC, Owner of the MXD- Mixed Uses – Multiple Uses in One Building, Six Story Concrete Frame Structure, appeals from a **NOTICE OF VIOLATION – UNAUTHORIZED/ILLEGAL USE**, dated April 10, 2026, the appellant is requesting time to complete abatement of the violations.

Building Docket A-189-26

614 Euclid Avenue (AKA The Residences at 668)

WARD: 5 (Richard A. Starr)

668 Atrium, LLC, Owner of the R-2 Residential – Non-Transient: Apartments (Shared Egress), High-Rise Building Structure, appeals from a **NOTICE OF VIOLATION – UNAUTHORIZED/ILLEGAL USE**, dated April 10, 2026, the appellant is requesting time to complete abatement of the violations.

Building Docket A-190-26

510 Superior Avenue (AKA Residences at Leader)

WARD: 5 (Richard A. Starr)

526 Superior Avenue, Ltd., Owner of the MXD- Mixed Uses – Multiple Uses in One Building, High-Rise Building Structure, appeals from a **NOTICE OF VIOLATION – UNAUTHORIZED/ILLEGAL USE**, dated April 10, 2026, the appellant is requesting time to complete abatement of the violations.

Building Docket A-195-26

3100 Devonshire Road

WARD: 4 (Kris Harsh)

Deaconess-Kraft Center, Inc., Owner of the R-2 Residential – Non-Transient: Apartments (Shared Egress), Six Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated April 14, 2026, the appellant is requesting four (4) months to complete abatement of the violations.

Building Docket A-197-26

10408 Union Avenue

WARD: 3 (Deborah Gray)

Aaron Wulu, Owner of the MXD- Mixed Uses – Multiple Uses in One Building, Two Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR AND EXTERIOR MAINTENANCE**, dated April 17, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Building Docket A-198-26

1355 E. 105th Street

WARD: 9 (Kevin Conwell)

Famicos Foundation, Owner of the MXD- Mixed Uses – Multiple Uses in One Building, Two Story Masonry Walls/Wood Floors Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated April 21, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

Housing Docket A-176-26

460 E. 149th Street

WARD: 10 (Michael D. Polensek)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the Two Dwelling Units, Two Family Residence Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – FIRE DAMAGE**, dated April 14, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-177-26

1272 E. 113th Street

WARD: 9 (Kevin Conwell)

Riparian VPC Ohio SFR Portfolio, Owner of the One Dwelling Units, Two and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – RENTAL REGISTRATION AND EXTERIOR MAINTENANCE**, dated April 13, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-178-26

10708 Parkview Avenue

WARD: 3 (Deborah Gray)

Riparian VPC Ohio SFR Portfolio, Owner of the Two Dwelling Units, Two Family, Two Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – INTERIOR MAINTENANCE, EXTERIOR MAINTENANCE AND RENTAL REGISTRATION**, dated April 22, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-179-26

19008 Cherokee Avenue

WARD: 10 (Michael D. Polensek)

Riparian VPC Ohio SFR Portfolio, LLC, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – RENTAL REGISTRATION**, dated April 17, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-180-26

1327 W. 112TH Street

WARD: 12 (Tanmay Shah)

Teresa Macko, Owner of the One Dwelling Unit, Single Family Residence, One Story Garage – Detached; Wood Frame Property, appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE**, dated April 9, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing Docket A-181-26
10742 Churchill Avenue
WARD: 9 (Kevin Conwell)

Kennedy and Jenel Carothers, Owner of the One Dwelling Unit, Single Family Residence, Two and A Half Story Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE**, dated May 5, 2026, the appellant is requesting eight (8) months 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-183-26
631 E. 126th Street
WARD: 9 (Kevin Conwell)

Jameeka Morris, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Two and A Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE**, dated April 17, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-184-26
6717 Hope Avenue
WARD: 11 (Nikki Hudson)

Rachel Morris, Owner of the Two Dwelling Units, Two Family Residence, Two and a Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE**, dated April 10, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-191-26
1128 E. 66th Street
WARD: 8 (Stephanie Howse-Jones)

Joseph Lipford, Jr., One Story Detached – Garage, Wood Frame Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated April 16, 2026, the appellant is requesting nine (9) months to complete abatement of the violations.

Housing Docket A-192-26
3151 W. 140th Street
WARD: 13 (Brian Kazy)

James Robinson, Owner of the One Dwelling Unit, Single Family Residence, One and A Half Story Property, appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – FENCE**, dated April 20, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-193-26
675 E. 125th Street
WARD: 9 (Kevin Conwell)

Vincent Gaffney, Owner of the One Dwelling Unit, Single Family Residence, Two Story Property, appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE**, dated April 15, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-194-26
12611 Oakfield Avenue
WARD: 3 (Deborah Gray)

Ida James Johnson, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE**, dated April 14, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-196-26
17003 Elsienna Avenue
WARD: 15 (Charles J. Slife)

Richard A. Tenagila, Owner of the One Dwelling Unit, Single Family Residence, Two and A Half Story Property, appeals from a **NOTICE OF VIOLATIONS – FIRE DAMAGE**, dated April 24, 2026, the appellant is requesting fourteen (14) months to complete abatement of the violations.

Housing Docket A-199-26
3429 E. 110th Street
WARD: 3 (Deborah Gray)

Jameana Holly, Owner of the One Dwelling Unit, Single Family Residence, One Frame Story Property, appeals from a **NOTICE OF VIOLATIONS – INTERIOR AND EXTERIOR MAINTENANCE**, dated April 15, 2026, the appellant is requesting thirty (30) days to complete abatement of the violations.

Civil Ticket Docket CT-007-26
4114 Memphis Avenue
WARD: 11 (Nikki Hudson)

Frank G. Lizanich, Owner of the One Dwelling Unit, Single Family Residence Two Story Wood/Timber Frame Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.02 NON-OWNER-OCCUPIED RESIDENTIAL RENTAL UNIT REGISTRATION REQUIRED**, denial letter dated June 8, 2026. Appellant is requesting dismissal of the two-hundred dollar (\$200) fine assessed by the Department of Building and Housing.

Civil Ticket Docket CT-008-26
3898 Lee Road
WARD: 1 (Joseph T. Jones)

Shaker Hair & Beauty Supplies, Owner of the Retail Store (Sale of Non-Hazardous Merchandise) Accessory Storage and Business, One Story Structure appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 369.18**, denial letter dated May 14, 2026. Appellant is requesting dismissal of the two-hundred dollar (\$200) fine assessed by the Department of Building and Housing

Civil Ticket Docket CT-009-26

4065 E. 154th Street

WARD: 1 (Joseph T. Jones)

Juana Gamble, Owner of the One Dwelling Unit, Single Family Residence One and a Half Story Brick Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 365.02 NON-OWNER-OCCUPIED RESIDENTIAL RENTAL UNIT REGISTRATION REQUIRED**, denial letter dated August 19, 2026. . Appellant is requesting dismissal of the two-hundred dollar (\$200) fine assessed by the Department of Building and Housing.

Civil Ticket Docket CT-010-26

825 Rudyard Road

WARD: 10 (Michael D. Polensek)

FT Properties, LLC, Owner of the One Dwelling Unit, Single Family Residence Two Story Frame Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 3101.10 (e) – SAFETY AND MAINTENANCE EXTERIOR PROPERTY AREAS**, denial letter dated August 24, 2026. Appellant is requesting dismissal of the two-hundred dollar (\$200) fine assessed by the Department of Building and Housing.

Civil Ticket Docket CT-011-26

2617 Erin Avenue

WARD: 14 (Jasmin Santana)

RSL Ventures, LLC Owner of the One Dwelling Unit, Single Family Residence Two Story Frame Property appeals from a **NOTICE OF CIVIL OFFENSE AND FINE – C.C.O. 3659.13 GENERAL MAINTENANCE REQUIREMENTS**, denial letter dated August 24, 2026. Appellant is requesting dismissal of the two-hundred dollar (\$200) fine assessed by the Department of Building and Housing.

APPROVAL OF RESOLUTIONS

DOCKET/S:

OWNER

A-144-26	Norbert Zatorski
A-149-26	Acorn Development, LLC
A-156-26	Shelter Haven, LLC
A-157-26	Graphic Arts Printing Services
A-158-26	Carvin Properties, Inc.
A-159-26	Riparian VPC Ohio SFR Properties, LLC
A-160-26	Riparian VPC Ohio SFR Properties, LLC
A-161-26	Ahmet Selim Kadioglu
A-162-26	Titco, LLC
A-163-26	Marvella Hall-Stearns
A-164-26	Willie B. Haynes
A-165-26	Sharon Henderson
A-166-26	Gordon Square Commercial, LLC
A-167-26	Eyad Alfaleh
A-168-26	Linda Orender
A-169-26	ER INV, LLC
A-171-26	Charlyne Pierre-Louis
	Karl Asthon, Jr.
A-172-26	IWAIS Wireless, LLC
A-173-26	Riparian VPC Ohio SFR Properties, LLC
A-174-26	Riparian VPC Ohio SFR Properties, LLC
A-175-26	James & Sandra Washington

APPROVAL OF MINUTES

September 23, 2026

MEMO

To: Glen Murray, CBO

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

Date: June 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, October 7, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-176-26	460 E. 149 th	E. Budd
A-177-26	1272 E. 113 th	C. Gregg
A-178-26	10708 Parkview	F. Bland
A-179-26	19008 Cherokee	L. Kulchytsky
A-180-26	1327 W. 27 th	M. Medancic
A-181-26	10742 Churchill	J. Barkas
A-182-26	626 E. 126 th	C. Davis
A-183-26	631 E. 126 th	C. Davis
A-184-26	6717 Hope	B. McClure
A-185-26	1313 W. 112 th	C. Gregg
A-186-26	3010 W. 115 th	E. Budd
A-187-26	1717 E. 9 th	E. Budd
A-188-26	1228 Euclid	E. Budd
A-189-26	614 Euclid	E. Budd
A-190-26	510 Superior	E. Budd
A-191-26	1128 E. 66 th	R. Catacutan
A-192-26	3151 W. 140 th	E. Dures
A-193-26	675 E. 125 th	C. Davis
A-194-26	12611 Oakfield	E. Dures
A-195-26	3100 Devonshire	E. Budd
A-196-26	17003 Elsienna	T. Barisic
A-197-26	10408 Union	L. Kulchytsky
A-198-26	1355 E. 105 th	R. Catacutan
A-199-26	3429 E. 110 th	K. Lanum
CT-007-26	4114 Memphis	HO/Majeski
CT-008-26	3898 Lee Road	HO M. Glazer
CT-009-26	4065 E. 154 th	HO D. Turic

DOCKET NO.**ADDRESS****INSPECTOR/S**

CT-010-26
CT-011-26

825 Rudyard
2617 Erin

HO C. Majeski
HO C. Majeski

TENTATIVE