

Wednesday, October 21, 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-202-26

17904 S. Waterloo Road

WARD: 10 (Michael D. Polensek)

Douglas A. Weiss, Owner of the S-1 Storage – Moderate Hazard (Combustibles), One Story Garage – Detached Wood Frame Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE** dated May 1, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Building: Docket A-204-26

2830 Van Aken Boulevard

WARD: 3 (Deborah Gray)

Van Aken Crossing, 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 – INTERIOR AND EXTERIOR MAINTENANCE**, dated April 4, 2026, the appellant is requesting time to complete abatement of

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

the violations.

Building: Docket A-205-26
2860 Van Aken Boulevard
WARD: 3 (Deborah Gray)

Van Aken Crossing, LLC, Owner of the R-2 Residential – Non-Transient Apartments (Shared Egress), Four Story Masonry Walls/Wood Floors Structure appeals from a **NOTICE OF VIOLATION – INTERIOR AND EXTERIOR MAINTENANCE**, dated April 14, 2026, the appellant is requesting time to complete abatement of the violations.

Building: Docket A-206-26
2890 Van Aken Boulevard
WARD: 3 (Deborah Gray)

Van Aken Crossing, 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 – INTERIOR AND EXTERIOR MAINTENANCE, AND ELEVATORS (3)**, dated April 14, 2026, the appellant is requesting time to complete abatement of the violations.

Building: Docket A-207-26
2717 Tate Avenue
WARD: 4 (Kris Harsh)

Caden Portella, Owner of the R-1 Residential – Transient; Hotels, Motels, Two Story Wood Frame/Siding/Masonry Veneer Structure appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated May 4, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Building Docket A-211-26
6509 Quincy Avenue
WARD: 5 (Richard A. Starr)

LeMoyne B. Nesbitt, Sr. (Trustee), Owner of the MXD-Mixed Uses – Multiple Uses in one Building, Two Story Frame Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated April 22, 2026, the appellant is requesting six (6) months to complete abatement of the

violations.

Building Docket A-217-26

1521 W. 117th Street

WARD: 12 (Tanmay Shah)

CMG Reality Limited Liability Company, Owner of the S-1 Storage – Moderate Hazard (Combustibles), One Story Masonry Structure appeals from a **NOTICE OF VIOLATIONS – FIRE DAMAGE**, dated April 30, 2026, the appellant is requesting one (1) year to complete abatement of the violations.

Building: Docket A-221-26

17814 S. Waterloo Road

WARD: 10 (Michael D. Polensek)

Kerubim Intl., LLC, Owner of the F-2 Factory – Low Hazard (Non-Combustibles) One Story Masonry Structure appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE** dated May 1, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-200-26

3569 W. 136th Street

WARD: 13 (Brian Kazy)

Khalid Arash, Owner of the One Dwelling Unit, Single Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – NO PERMIT**, dated May 15, 2026, the appellant is requesting six (6) months to complete abatement of the violations.

Housing Docket A-201-26

914 Eddy Road

WARD: 9 (Kevin Conwell)

RDJ Group, LLC, 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 April 16, 2026, the appellant is requesting one hundred and twenty (120) days to complete abatement of the violations.

Housing Docket A-209-26
3022 Bridge Avenue
WARD: 7 (Austin N. Davis)

Adelfour, LLC, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated April 20, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-210-26
7705 Wade Park
WARD: 8 (Stephanie Howse-Jones)

Cherryl Eanes, Owner of the Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – FIRE DAMAGE**, dated May 6, 2026, the appellant is requesting one (1) year to eighteen (18) months to complete abatement of the violations.

Housing Docket A-212-26
1307 W. 104th Street
WARD: 12 (Tanmay Shah)

Gil P. Yacshon, Owner of the Two Dwelling Units, Two Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – EXTERIOR MAINTENANCE**, dated May 8, 2026, the appellant is requesting six months (6) to complete abatement of the violations.

Housing Docket A-213-26
15054 Rosemary Avenue
WARD: 15 (Charles J. Slife)

Charles Finnerty, Owner of the One Dwelling Unit, Single Family Residence, Two Story Masonry Walls/Wood Floors Property appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated April 24, 2026, the appellant is requesting sixty (60) days to complete abatement of the violations.

Housing Docket A-214-26
3604 W. 134th Street
WARD: 13 (Brian Kazy)

Michael P. McNeely, Owner of the One Dwelling Unit, Single Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated May 14, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-215-26
1560 E. 71st Street (AKA 7036 Linwood Avenue)
WARD: 5 (Richard A. Starr)

Annette Greene, Owner of the Two Dwelling Units, Two Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATIONS – INTERIOR AND EXTERIOR MAINTENANCE**, dated May 1, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-216-26
3243 W. 115th Street
WARD: 12 (Tanmay Shah)

Ricardo Delos Reyes, Jr., Owner of the Two Dwelling Units, Two Family Residence, One and a Half Story Frame Property appeals from a **NOTICE OF VIOLATIONS – INTERIOR AND EXTERIOR MAINTENANCE, NO PERMIT, ILLEGAL OCCUPANCY AND HAZARDOUS CONDITIONS**, dated April 27, 2026, the appellant is requesting ninety (90) days to complete abatement of the violations.

Housing Docket A-218-26
2182 Fulton Road
WARD: 7 (Austin N. Davis)

Donald E. Miller, Owner of the Three Dwelling Units, Three Family Residence, Two Story Frame Property appeals from a **NOTICE OF VIOLATIONS – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated April 28, 2026, the appellant is requesting time to complete abatement of the violations.

Housing Docket A-219-26
14817 Terminal Avenue
WARD: 13 (Brian Kazy)

Jerry Merriman, Owner of the One Dwelling Unit, Single Family Residence, One Story Masonry Walls/Wood Floors Property appeals from a **NOTICE OF VIOLATIONS – FIRE DAMAGE**, dated May 11, 2026, the appellant is requesting one hundred and fifty (150) days to complete abatement of the violations.

Housing Docket A-220-26
11521 Temblett Avenue (2nd Floor)
WARD: 9 (Kevin Conwell)

Baydown Investments Group, LLC, Owner of the Three Dwelling Units, Three Family Residence, One Story Frame Property appeals from a **NOTICE OF VIOLATIONS – INTERIOR AND EXTERIOR MAINTENANCE**, dated May 22, 2026, the appellant is requesting eight (8) months to complete abatement of the violations.

Time Extension: Docket A-208-26
3782 E. 57th Street
WARD: 2 (Kevin L. Bishop)

April Busch, Owner of the Two Dwelling Units, Two Family Residence, One and a Half Story Frame Property, appeals from a **NOTICE OF VIOLATIONS – INTERIOR AND EXTERIOR MAINTENANCE**, dated April 8, 2026, appellant is requesting for additional time under A-254-25, to complete abatement of the violations.

LEAD Housing Docket A-222-26
3205 Daisy Avenue
WARD: 14 (Jasmin Santana)

Stacie L. Chulick (Trustee), Owner of the One Dwelling Unit, Two Family Residence, Two Story Property, appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT**, dated May 15, 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.

APPROVAL OF RESOLUTIONS

DOCKET/S:

OWNER

A-176-26	Riparian VPC Ohio SFR Portfolio
A-177-26	Riparian VPC Ohio SFR Portfolio
A-178-26	Riparian VPC Ohio SFR Portfolio
A-179-26	Vincent Gaffney
A-180-26	Teresa Macko
A-181-26	Kennedy & Janet Carothers
A-182-26	Oscar Lyde
A-183-26	Jameeka Morris
A-184-26	Rachel Morris
A-185-26	R2R Capital, LLC
A-186-26	R2R Capital, LLC
A-187-26	1717 East 9 th , LLC
A-188-26	Halle Building Residential, LLC
A-189-26	668 Atrium, LLC
A-190-26	526 Superior Avenue, Ltd.
A-191-26	Joseph Lipford, Jr.
A-192-26	James Robinson
A-193-26	Vincent Gaffney
A-194-26	Ida James Johnson
A-195-26	Deaconess-Kraft Center, Inc.
A-196-26	Rachel A. Tenagila
A-197-26	Aaron Wulu
A-198-26	Famicos Foundation
A-199-26	Jameana Holly
CT-007-26	Frank G. Lizanich

APPROVAL OF MINUTES

October 7, 2026

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, October 21, 2026**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-200-26	3569 W. 136 th	C. Davis
A-201-26	914 Eddy	A. Muhammad
A-202-26	17904 S. Waterloo	J.V. Morris
A-204-26	2830 Van Aken	F. Bland
A-205-26	2860 Van Aken	F. Bland
A-206-26	2890 Van Aken	W. Clark/F. Bland
A-207-26	2717 Tate	J. Barkas
A-208-26	3782 E. 57 th	E. Budd
A-209-26	3022 Bridge	T. Barisic
A-210-26	7705 Wade Park	T. Barisic
A-211-26	6509 Quincy	B. Cuevas
A-212-26	1307 W. 104 th	E. Dures
A-213-26	15054 Rosemary	T. Barisic
A-214-26	3604 W. 134 th	J. Barkas
A-215-26	1560 E. 71 st	F. Bland
A-216-26	3243 W. 115 th	R. Derrett
A-217-26	1521 W. 117 th	T. Barisic
A-218-26	2182 Fulton	R. Crane
A-219-26	14817 Terminal	T. Barisic
A-220-26	11521 Temblett	K. Lanum
A-221-26	17814 S. Waterloo	J.V. Morris
A-222-26	3205 Daisy	LEAD/Margolius