**Wednesday, March 27, 2024**

**AGENDA**

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

**NOTICE of PUBLIC HEARING**

**CLEVELAND CITY HALL Room 514 or via WebEX**

**9:30am Eastern Standard Time**

**BBSA@clevelandohio.gov**

**Download the WebEX Desktop App or the mobile App from the WebEX website at** [**https://www.webex.com/downloads.html/**](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**](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**](https://help.webex.com/en-us/bksp8r/Join-a-Meeting-from-the-Webex-Meetings-Desktop-Appor-Mobile-App)

**Email:** [**cdavis@clevelandohio.gov**](mailto: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/**](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Adjudication Order Housing: Docket A-217-23**

**10301 Reno Avenue**

**WARD: 2 (Kevin L. Bishop)**

**Upper Class Units Incorporated,** Owner of the One Dwelling Unit Single Family Residence One and a Half Story Frame Property appeals from **ADJUDICATION ORDER B23018758, RCO 106.1.3 (1-10): Plans should be drawn to scale of architectural quality. (a-n),** dated August 1, 2023; appellant is requesting a variance.

**Adjudication Order Building: Docket A-1-24**

**966 East 146th Street**

**WARD: 10 (Anthony T. Hairston)**

**Famico Bibibi LLC,** Owner of the Two Story Wood/Timber Frame Structure appeals from **ADJUDICATION ORDER B23022994--01, 1. OBC 106.1.1 Information on construction documents, OBC 310.6 Indicate use group. OBC 310.6.1 Are residents capable of self-preservation? OBC 9093.2.8.2, OBC 903.2.8.3 R-4 use requires sprinklers throughout,** dated December 12, 2023.

**Adjudication Order Building: Docket A-40-24**

**2185 Cornell Road**

**WARD: 6 (Blaine A. Griffin)**

**2185 Cornell Road LLC,** Owner of the R-2 Residential-Permanent Housing-Shared Egress Frame Structure appeals from **ADJUDICATION ORDER B23032595-1, FIRE PREVENTION BUREAU: 1. OBC 106, OFC 503 Fire Apparatus Access, 503.1.1 ,** dated February 6, 2024; appellant is requesting a variance.

**Division of Fire Building: Docket A-399-23**

**13000 St. Clair Avenue**

**WARD: 10 (Anthony T. Hairston)**

**BMG Management Group,** Owner of the Tower Frame Structure appeals from**, NOTICE OF VIOLATION-1. CCO 391.17 Maintenance (a) Interior fire alarm systems 2. CCO 391.23 Installation, Test and Maintenance (d,e) 3. CCO 381.05 Permits Required and Approval (a) 4. CCO 381.12 Means of Egress: Prohibitions and Maintenance (a) 5. CCO 389.34 Maintenance and Inspection (a,c) 6. OBC 101.4.4/OFC 605.1 Abatement of Electrical Hazards,** appellant is requesting for time to complete the abatement of the violations.

**Bridge: Docket A-275-23**

**2 Broadway Cleveland, OH AKA South of Harvard City Bridge**

**WARD: 3 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:505 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3)

**Bridge: Docket A-276-23**

**1 Broadway Cleveland, OH AKA City Bridge at Jones**

**WARD: 3 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:504 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023;

Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-277-23**

**6 Kennedy Cleveland, OH AKA East of East 93rd St. City Bridge**

**WARD: 6 (Blaine A. Griffin)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:548 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-278-23**

**7 Perkins Cleveland, OH AKA At Jones**

**WARD: 6 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure **NOTICE OF VIOLATION-EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-279-23**

**8 Platt Cleveland, OH AKA East of 71st St. City Bridge**

**WARD: 3 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:559 **NOTICE OF VIOLATION-EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-280-23**

**10 Superior Cleveland, OH at E. 39th St. City Bridge**

**WARD: 7 (Stephanie D. Howse-Jones)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:567 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-281-23**

**9 St. Clair AKA West of E. 38th St. City Bridge**

**WARD: 3 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:563 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-282-23**

**11 Woodland AKA East of E. 93rd City Bridge**

**WARD: 5 (Richard A. Starr)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:583 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-283-23**

**12 Cedar AKA West of Ashland City Bridge**

**WARD: 7 (Stephanie D. Howse-Jones)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:512 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-284-23**

**13 East 40th St. AKA South of Payne Ave.**

**WARD:5 (Richard A. Starr)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:520 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-285-23**

**14 East 55th Street AKA Euclid Ave. City Bridge**

**WARD: 5 (Richard A. Starr)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:522 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-286-23**

**15 Euclid-East 55 AKA Abandoned Train Station Bridge**

**WARD: 7 (Stephanie D. Howse-Jones)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-287-23**

**16 East 79 AKA South of Woodland Ave. City Bridge**

**WARD: 5 (Richard A. Starr)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure - Code 4:529 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-288-23**

**17 Hamilton AKA East of E. 33 City Bridge**

**WARD: 3 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:540 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-289-23**

**16 Harvard Ave. AKA East of Jones-East 76 St. City Bridge**

**WARD: 1 (Joseph T. Jones)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:541 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**Bridge: Docket A-290-23**

**20 Euclid Ave. AKA East 118 St. City Bridge**

**WARD: 3 (Kerry McCormack)**

**Norfolk Southern Railway Company,** Owner of the Railroad Bridge Structure- Code 4:595 **NOTICE OF VIOLATION- EXTERIOR MAINTENANCE,** dated August 29, 2023; Norfolk Southern Railway Company is requesting for the dismissal of the notice of violation, notwithstanding continues to work with the City of Cleveland to resolve the issue aside from the formal appeal (Statement of Appeal pg. 3).

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**A-196-23 Huriye Tugce Kirca**

**A-197-23 Serdar Mutlu**

**A-198-23 Huriye Tugce Kirca**

**A-199-23 Oztemel LLC**

**A-200-23 Oztemel LLC**

**A-201-23 Serdar Mutlu**

**A-202-23 Serdar Mutlu**

**A-203-23 Serdar Mutlu**

**A-204-23 Serdar Mutlu**

**A-205-23 Sarikurt LLC**

**A-206-23 Duygu Kizilgunes**

**A-207-23 Serhat Cetin**

**A-208-23 Polat Tekay/Sinah Ozcan**

**A-209-23 Coastal Line Homes LLC**

**A-210-23 Sky Rock Investments LLC**

**A-211-23 Coastal Line Homes LLC**

**A-212-23 Fatma Meltem Tursucu Kalyon**

**A-213-23 Coastal Line Homes LLC**

**A-214-23 Baris Alican Akca**

**A-215-23 Ulkan Efe Yesil**

**A-15-24 1865 West 22nd LLC**

**APPROVAL OF MINUTES**

**March 13, 2024**

**Memo**

To: Tom Vanover, Commissioner/CBO

From: Carmella Davis, Executive Secretary

Board of Building Standards and Building Appeals

Date: March 13, 2024

Subject: Request for presence at board hearing

The Board of Building Standards and Building Appeals request 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 March 27, 2024,** at approximately 9:30 A.M.

**DOCKET NO. ADDRESS INSPECTOR/S**

A-217-23 10301 Reno T. Vanover

A-1-24 966 E. 146 T. Vanover

A-40-24 2185 Cornell T. Vanover

A-399-23 13000 St. Clair D. Telban

A-275-23 2 Broadway E. Elmi

A-276-23 1 Broadway E. Elmi

A-277-23 6 Kennedy E. Elmi

A-278-23 7 Perkins E. Elmi

A-279-23 8 Platt E. Elmi

A-280-23 10 Superior E. Elmi

A-281-23 9 St. Clair E. Elmi

A-282-23 11 Woodland E. Elmi

A-283-23 12 Cedar E. Elmi

A-284-23 13 E. 40 E. Elmi

A-285-23 14 E. 55 E. Elmi

A-286-23 15 Euclid E. Elmi

A-287-23 16 E. 79 E. Elmi

A-288-23 17 Hamilton E. Elmi

A-289-23 16 Harvard E. Elmi

A-290-23 20 Euclid E. Elmi