

**Wednesday, March 12, 2025**

**AGENDA**

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

**NOTICE of PUBLIC HEARING**

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

**9:30 am Eastern Standard Time**

**[BuildingStandards@clevelandohio.gov](mailto: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-a-Meeting-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](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/)

**Housing: Docket A-190-24**

**11421 Carolina Road**

**WARD: 9 (Kevin Conwell)**

**KOA Capital LLC**, Owner of the Two Dwelling Units, Two-Family Residences, and Two and Half-Story Frame Properties, appeals from a **NOTICE OF VIOLATION—CONDEMNATION—MAIN STRUCTURE/GARAGE**, dated September 19, 2014. The appellant is requesting one (1) year to complete abatement of the violations.

**Housing Docket A-191-24**

**11501 Methyl Avenue**

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

**Constance Mason**, Owner of the Two Dwelling Units Two-Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION MAIN STRUCTURE**, dated October 3, 2024, the appellant is requesting sixty (60) days to complete abatement of the violations.

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

**Housing: Docket A-192-24**

**1380 E. 85<sup>th</sup> Street**

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

**1380 E. 85<sup>th</sup> Street LLC**, Owner of the Three Dwelling Units, Three-Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION - NO PERMIT, INTERIOR/EXTERIOR MAINTENANCE, & RENTAL REGISTRATION** dated September 25, 2024, the appellant is requesting one hundred-eighty (180) days to complete abatement of the violations.

**Housing: Docket A-193-24**

**410/412 E. 148<sup>th</sup> Street**

**WARD: 8 (Deborah Gray)**

**Gregory P. Sutton**, Owner of the Two Dwelling Units, Two-Family Residence, One and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE** dated September 16, 2024, the appellant is requesting six (6) months to one (1) year to complete abatement of the violations.

**Housing: Docket A-194-24**

**3424 W. 132<sup>nd</sup> Street**

**WARD: 16 (Brian Kazy)**

**5850 Middlebrook, LLC** Owner of the One Dwelling Unit, Single-Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE** - dated September 30, 2024, the appellant is requesting twelve (12) months to complete abatement of the violations.

**Housing: Docket A-195-24**

**3556 E. 118<sup>th</sup> Street**

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

**Kamal Abdullah**, Owner of the Two Dwelling Units, Two-Family Residence, Two and Half Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE & CONDEMNATION OF GARAGE**, dated September 27, 2024, appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-196-24**  
**3232 W. 32<sup>nd</sup> Street**  
**WARD: 14 (Jasmin Santana)**

**Hilary Escobar (formerly Whitehead)**, Owner of the Two Dwelling Units, Two-Family Residence, Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated October 3, 2024, the appellant is requesting twenty-four (24) months to complete abatement of the violations.

**Housing: Docket A-197-24**  
**13007 Oakfield Avenue**  
**WARD: 4 (Deborah A. Gray)**

**Keith Balfour**, Owner of the One Dwelling Unit, Single Family Residence, Two Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 26, 2024, the appellant is requesting six (6) months to complete abatement of the violations.

**Housing: Docket A-198-24**  
**3065 Mabel Court (AKA: 1731 W. 31<sup>st</sup> Street)**  
**WARD: 3 (Kerry McCormack)**

**Michelle Cornell**, Owner of the Two Dwelling Units, Two-Family Residence, Two and Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated October 8, 2024, the appellant is requesting one (1) year to complete abatement of the violations.

**Permit Extension Housing: Docket A-267-23**  
**5019 Anson Blvd.**  
**WARD: 5 (Richard A. Starr)**

**Lora Veselsky**, appeals from Suspended or Abandoned work performance under the following: **PERMIT(S) H20009116** issue date March 12, 2020, inspection date September 27, 2023; appellant is requesting additional time.

**Adjudication Order Building: Docket A-037-25**  
**3349 W. 125<sup>th</sup> Street**  
**WARD: 16 (Brian Kazy)**

**GALA, Meran Rogers ED**, Owner of type 2B construction building appeals from an **ADJUDICATION ORDER – B240241177-02, OBC 106.1.1 (f) I, ii, iii, p i, q. i, s. i, t. i, ii. U. I,ii,iii. ADJUDICATION ORDER – B240241177-03, OBC 106.1.1, e OEBC 506.1 (i), ii OEBC 1301.6.2.1 (1), iii OEBC 1301.6.3, OEBC 1301.6.3.2. (a), OEBC 1301 6.3.3 (a), iv., Into Tables 1301.7, OEBC 1301.6.18 (1)(2), CCO 389.22, OEBC503.1, 302.1**, dated September 10, 2024, the appellant is requesting variances to the listed codes.

**\*Docket A-037-25** has been **WITHDRAWN** per the appellant request. \*

## **APPROVAL OF RESOLUTIONS**

### **DOCKET/S:**

<b>A-180-24</b>	<b>Marcus Desmond Prince</b>
<b>A-181-24</b>	<b>American Heritage Real Estate LLC</b>
<b>A-184-24</b>	<b>Arthur Byrd</b>
<b>A-185-24</b>	<b>TCM Enterprise Management LLC</b>
<b>A-186-24</b>	<b>Paul Cusato</b>
<b>A-187-24</b>	<b>Tina Flaherty</b>
<b>A-188-24</b>	<b>Alphonso Godfrey</b>
<b>A-189-24</b>	<b>Sarah D. Feliciano</b>
<b>A-042-25</b>	<b>Franfort &amp; 6<sup>th</sup> LLC</b>

## **APPROVAL OF MINUTES**

**February 26, 2025**

## Memo

To: Tom Vanover, Commissioner/CBO

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

Date: December 26, 2024

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, March 12, 2025**, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-267-23	5019 Anson	T. Vanover
A-190-24	11421 Carolina	M. Iliano
A-191-24	11501 Methyl	T. Barisic
A-192-24	1380 E. 85 <sup>th</sup>	C. Gregg
A-193-24	410/412 E. 148 <sup>th</sup>	K. Lanum
A-194-24	3424 W. 132 <sup>nd</sup>	C. Gregg
A-195-24	3556 E. 118 <sup>th</sup>	C. Davis
A-196-24	3232 W. 32 <sup>nd</sup>	J. Barkos
A-197-24	13007 Oakfield	C. Davis
A-198-24	3065 Mabel	K. McMahon