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Board of Control

Wednesday, July 23, 2025

The meeting of the Board of Control convened in the Mayor's office on Wednesday, July 23, 2025, at 3:03 p.m. with Acting Director Comer presiding.

Members Present: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Absent: Mayor Bibb; Directors Barrett, Nichols, Wernet

Others Present: Tyson Mitchell, Director
Office of Equal Opportunity

Tiffany White Johnson, Commissioner
Division of Purchases & Supplies

Tomasz Kacki, Paralegal
Law Department

On motions, the resolutions attached were adopted, except as may be otherwise noted.

There being no further business, the meeting was adjourned at 3:12 p.m.

Jeffrey B. Marks
Secretary – Board of Control

Resolution No. 332-25

Adopted 7/23/25

By Director Keane

WHEREAS, under authority of Ordinance No. 9-2021, passed by the Council of the City of Cleveland on January 20, 2021, and under Board of Control Resolution No. 415-24, adopted August 21, 2024, the City entered into City Contract No. PI2024-039 with Cold Harbor Building Company for the public improvement of Green Road Pump Station, for the Division of Water, Department of Public Utilities, and approved various subcontractors; and

WHEREAS, by its letter dated February 3, 2025, Cold Harbor Building Company requested the City's consent to add a subcontractor and to remove two subcontractors previously approved; now, therefore,

BE IT RESOLVED by the Board of Control of the City of Cleveland that the employment of the following subcontractor by Cold Harbor Building Company under City Contract No. PI2024-039 is approved:

<u>Subcontractor</u>	<u>Work</u>	<u>Percentage</u>
Legacy Electric, LLC (CSB/FBE)	\$1,270,000.00	19.87%

BE IT FURTHER RESOLVED by the Board of Control of the City of Cleveland that Board of Control Resolution No. 415-24, adopted August 21, 2024, is amended by removing Gateway Electric and Wiring Unlimited Inc. as subcontractors.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 415-24 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 333-25

Adopted 7/23/25

By Director Keane

STANDARD PURCHASE CONTRACT

WHEREAS, on May 8, 2025, Professional Electric Products Co., LLC, dba PEPCO, notified the City that Professional Electric Products Co., LLC, dba PEPCO, would be acquired by Springfield Electric Supply Company, LLC, dba Echo Electric, effective June 2, 2025; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Professional Electric Products Co. LLC, now known as Springfield Electric Supply Company, LLC, dba Echo Electric, for the following: purchase of LED Street & Security Lighting Luminaires Groups A, B, D, and G (All items), for the Division of Cleveland Public Power, Department of Public Utilities, received on May 14, 2025, under the authority of Section 129.26 of the Codified Ordinances of Cleveland, Ohio, 1976, which on the basis of the order quantities would amount to \$128,375.00, is approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a contract for the items.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 334-25

Adopted 7/23/25

By Director Keane

BE IT RESOLVED, by the BOARD of CONTROL of the CITY OF CLEVELAND that all bids received on May 14, 2025, for Purchase of LED Street & Security Lighting Luminaires, Group E (All items), for the Department of Public Utilities, under authority of Section 129.26 of the Codified Ordinances of Cleveland, Ohio, 1976, are rejected.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 335-25

Adopted 7/23/25

By Director Keane and Interim Director Laird

BE IT RESOLVED, by the BOARD of CONTROL of the CITY OF CLEVELAND that all bids received on June 18, 2025, for an estimated quantity of Rental of Various Heavy Duty Equipment for the various divisions of the Department of Public Utilities and Department of Public Works, under the authority of Ordinance No. 586-2024, passed November 18, 2024, are rejected.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 336-25

Adopted 7/23/25

By Director Francis

BE IT RESOLVED by the Board of Control of the City of Cleveland that the bid of Baumann Enterprises, Inc. for the public improvement of the Stormwater Management Soil Erosion Control - Abram Creek project, all items, including alternate 1 and a 10% contingency, for the Department of Port Control, received on May 9, 2025, under the authority of Ordinance No. 1365-2023, passed by the Council of the City of Cleveland on December 4, 2023, on a unit price basis for the improvement, in the aggregate amount of \$2,405,630.52, is affirmed and approved as the lowest responsible bid; and the Director of Port Control is authorized to enter into a contract for the improvement with the bidder.

BE IT FURTHER RESOLVED by the Board of Control of the City of Cleveland that employment of the following subcontractors by Baumann Enterprises is approved:

<u>Subcontractor</u>	<u>Percentage</u>	<u>Amount</u>
Katanas Corp	13.0% DBE	\$252,691.01
Cleveland Environmental Services	8.00% SBE	\$155,502.16

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 337-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, Board of Control Resolution No. 50-25, adopted February 5, 2025, authorized the sale and development of various City-owned real property identified as the following Permanent Parcel Nos.:

106-06-135	107-12-015	107-12-020	107-12-089	107-14-054	107-14-092	107-15-079
106-07-127	107-12-016	107-12-085	107-14-018	107-14-070	107-14-193	107-15-080

to CHN Housing Partners, or its designee, for new housing construction, as part of the City Land Reutilization Program established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

WHEREAS, Resolution No. 50-25 incorrectly included Permanent Parcel Nos. 107-15-079 and 107-15-080 as parcels to be sold and incorrectly listed the purchase price as "\$2,800.00"; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 50-25, adopted by this Board February 5, 2025, authorizing the sale and development of Permanent Parcel Nos.:

106-06-135	107-12-015	107-12-020	107-12-089	107-14-054	107-14-092	107-15-079
106-07-127	107-12-016	107-12-085	107-14-018	107-14-070	107-14-193	107-15-080

to CHN Housing Partners, or its designee, for new housing construction, is amended by omitting Permanent Parcel Nos. 107-15-079 and 107-15-080 from the list of parcels to be sold and changing the purchase price to "\$12.00", where appearing in the resolution.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 50-25 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 338-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, Board of Control Resolution No. 51-25, adopted February 5, 2025, authorized the sale and development of various City-owned real property identified as the following Permanent Parcel Nos.:

120-02-052	120-04-073	120-04-079	120-04-103	120-04-109	120-09-078
120-03-024	120-04-074	120-04-080	120-04-104	120-09-056	120-10-125

to CHN Housing Partners, or its designee, for new housing construction, as part of the City Land Reutilization Program established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

WHEREAS, Resolution No. 51-25 incorrectly listed the purchase price as "\$2,400.00"; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 51-25, adopted by this Board February 5, 2025, authorizing the sale and development of Permanent Parcel Nos.:

120-02-052	120-04-073	120-04-079	120-04-103	120-04-109	120-09-078
120-03-024	120-04-074	120-04-080	120-04-104	120-09-056	120-10-125

to CHN Housing Partners, or its designee, for new housing construction, is amended by changing the purchase price of "\$2,400.00" to "\$12.00", where appearing in the resolution.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 51-25 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 339-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, Board of Control Resolution No. 52-25, adopted February 5, 2025, authorized the sale and development of various City-owned real property identified as the following Permanent Parcel Nos.:

129-22-072	129-23-139	129-23-165	129-23-169	129-24-066	129-25-009	129-29-047
129-22-073	129-23-160	129-23-166	129-23-170	129-24-073	129-25-147	129-29-050
129-23-107	129-23-161	129-23-167	129-23-171	129-24-074	129-25-155	
129-23-111	129-23-163	129-23-168	129-24-065	120-25-008	129-29-033	

to CHN Housing Partners, or its designee, for new housing construction, as part of the City Land Reutilization Program established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

WHEREAS, Resolution No. 52-25 incorrectly listed the purchase price as "\$5,200.00"; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 52-25, adopted by this Board February 5, 2025, authorizing the sale and development of Permanent Parcel Nos.:

129-22-072	129-23-139	129-23-165	129-23-169	129-24-066	129-25-009	129-29-047
129-22-073	129-23-160	129-23-166	129-23-170	129-24-073	129-25-147	129-29-050
129-23-107	129-23-161	129-23-167	129-23-171	129-24-074	129-25-155	
129-23-111	129-23-163	129-23-168	129-24-065	120-25-008	129-29-033	

to CHN Housing Partners, or its designee, for new housing construction, is amended by changing the purchase price of "\$5,200.00" to "\$26.00", where appearing in the resolution.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 52-25 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 340-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, Board of Control Resolution No. 315-25, adopted July 9, 2025, authorized the sale and development of Permanent Parcel No. 007-21-123 to Angela Nicole Hagerman for yard expansion, as part of the City Land Reutilization Program established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

WHEREAS, in the fourth paragraph, Resolution No. 315-25 incorrectly identified the proposed purchaser of the parcel to be sold as "Angela Nicole Hagerman"; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 315-25, adopted by this Board July 9, 2025, authorizing the sale and development of Permanent Parcel No. 007-21-123 to Angela Nicole Hagerman for yard expansion, is amended by substituting "Angela Nicole Hagarman" for "Angela Nicole Hagerman", where appearing in the resolution.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 315-25 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 341-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos.: 127-19-039, 127-19-040, 127-19-041, 127-19-044 and 127-19-045, located on Mountview Avenue; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development, and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Destined For Greatness Entertainment LLC proposed to the City to purchase and develop the parcels for new residential development; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 4 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Destined For Greatness Entertainment LLC, for the sale and development of Permanent Parcel Nos.: 127-19-039, 127-19-040, 127-19-041, 127-19-044 and 127-19-045, located on Mountview Avenue, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$15,456.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 342-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel No. 126-04-043, located at 2528 East 86th Street; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Debra Latania Martin has proposed to the City to purchase and develop the parcel for yard expansion; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 6 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Debra Latania Martin, for the sale and development of Permanent Parcel No. 126-04-043, located at 2528 East 86th Street, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$200.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 343-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 112-25-162 and 112-25-013, located on Westropp Avenue; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Meadow City, LLC has proposed to the City to purchase and develop the parcel for use as a market garden.

WHEREAS, the following conditions exist:

1. The member of Council from Ward 8 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Meadow City, LLC for the purchase and development of Permanent Parcel Nos. 112-25-162 and 112-25-013, located on Westropp Avenue, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$889.20, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 344-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 117-22-022, 117-23-011, 117-23-012 and 117-38-022, all located in Ward 10; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Cuyahoga County Land Reutilization Corporation has proposed to the City to purchase and develop the parcels for new housing construction; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 10 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Cuyahoga County Land Reutilization Corporation, for the sale and development of Permanent Parcel Nos. 117-22-022, 117-23-011, 117-23-012 and 117-38-022, all located in Ward 10, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$2,000.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 345-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel No. 008-06-044, located at 3125 West 18th Street; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Cuyahoga County Land Reutilization Corporation has proposed to the City to purchase and develop the parcel for new housing construction; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 14 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Cuyahoga County Land Reutilization Corporation, for the sale and development of Permanent Parcel No. 008-06-044, located at 3125 West 18th Street, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$500.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 346-25

Adopted 7/23/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 118-28-026, 118-28-032, 118-29-023, 118-29-028, 118-29-060, 118-29-061, 118-29-073 and 118-29-074, all located in Ward 5; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Cuyahoga County Land Reutilization Corporation has proposed to the City to purchase and develop the parcels for new housing construction; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 5 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Cuyahoga County Land Reutilization Corporation, for the sale and development of Permanent Parcel Nos. 118-28-026, 118-28-032, 118-29-023, 118-29-028, 118-29-060, 118-29-061, 118-29-073 and 118-29-074, all located in Ward 5, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$4,000.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Resolution No. 347-25

Adopted 7/23/25

By Director Cole

WHEREAS, Board of Control Resolution No. 499-24, adopted September 25, 2024, as amended by Resolution No. 587-24, adopted November 12, 2024, authorized the Director of Human Resources to enter into contract with CaremarkPCS Health, LLC ("Consultant"), based on its proposal dated May 10, 2024, for professional services to administer and provide group prescription insurance coverage for City of Cleveland employees in amount not to exceed \$25,000.00, for a period of one year, with two one-year options to renew; and

WHEREAS, Ordinance No. 598-2025, passed by Cleveland City Council on May 19, 2025, appropriated additional revenue in the amount of \$5,000,000.00 for the purposes of employee prescription insurance coverage, thereby increasing the total funding available under the foregoing contract to an amount not to exceed \$30,000,000.00; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 499-24, adopted September 25, 2024, as amended by Resolution No. 587-24, adopted November 12, 2024, authorizing the Director of Human Resources to enter into contract with Consultant for professional group prescription insurance coverage services for City of Cleveland employees, is amended by substituting "\$30,000,000" for "\$25,000,000", where appearing in the resolution to reflect the revised contract amount.

BE IT FURTHER RESOLVED that all other terms of Resolution No. 499-24, as amended by Resolution No. 587-24, adopted November 12, 2024, not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Director Keane; Acting Director Kramer; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, Nichols, Roy Wilson

Schedule of the Board of Zoning Appeals

Monday, August 11, 2025

Under the conditions specified by law, the Board of Zoning Appeals will be conducting a hybrid in-person and virtual hearing using the WebEx Platform. **IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY THROUGH WEBEX, contact the Board of Zoning Appeals office and request the link at 216-664-2580 by noon on August 8, 2025. You can also email us at boardofzoningappeals@clevelandohio.gov.**

The in-person hearing will be held in Room 514 in City Hall. Bring proper ID to enter the building.

Those individuals not planning to attend are encouraged to view one of the live streams:

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

Or https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/

9:30

Calendar No. 25-132: 1944 West 48th Street

Ward 3 – Kerry McCormack

Raymond Perez, owner, proposes to establish a “Type A” daycare in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.03, which states that in a Two-Family District, by reference, per division (f)(3)(C) of Section 337.02, a proposed daycare use located less than 30 feet from a Residential District requires Board of Zoning Appeals approval.

9:30

Calendar No. 25-134: 1679 East 81st Street

Ward 7 – Stephanie Howse-Jones

Call My Ride, owner, proposes for use to include parking of three 20-passenger vehicles, three 15-passenger vans, and two day care passenger buses in a Two-Family Zoning District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.03, which states that open outside storage is not permitted in a Two-Family Residential District but is first permitted in a Semi-Industry District, per division (c)(33) of Section 345.03, if surrounded by a 7-foot-high fence or wall.

9:30**Calendar No. 25-135: 9803 Quebec Avenue****Ward 6 – Blaine Griffin**

Cleveland Municipal Board of Education (Bolton School), owner, proposes to erect an electronic monument sign in a Multi-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Division (g) of Section 350.13, which states that a variance shall be required for Identification or Bulletin Board signs using electronically changeable copy to display information pertinent to a Community Facility use on the premises of such Community Facility, only if the Board of Zoning Appeals determines that the sign will provide community information without adversely affecting the character of nearby residential properties, in accordance with the following provisions:
 - (1) Community Facility Uses, for purposes of these provisions, shall include schools, places of worship, libraries, museums, hospitals, municipal recreation centers, parks, playgrounds, police stations, fire stations and other principal uses determined to be similar uses by the Board of Zoning Appeals.
 - (2) Information displayed on the sign shall be limited to information that pertains to the community facility use on which property the sign is located. Each display of information shall remain static or fixed for a minimum of twenty (20) seconds, thereby prohibiting flashing, scrolling, animated or other copy that gives the appearance of motion.
 - (3) The sign using electronically changeable copy shall be either a wall sign or a freestanding sign, or portion of such sign, and shall be a maximum of thirty (30) square feet in area.

9:30**Calendar No. 25-137: 7407 Detroit Avenue (aka 1422 West 74th Street)****Ward 15 – Jenny Spencer**

Cleveland Municipal Board of Education and Waterson Lake Apartments LP, propose to erect one five-story, mixed-use apartment building with first floor retail, and one two-story, six-unit apartment building with public green space on a parcel located in a K2 Local Retail Business and B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.03, which states that a mixed-use retail/apartment building (Building A) is not a permitted use in a Two-Family Residential District; first permitted in a Local Retail Business. Note: when a lot is split-zoned, or zoned more than one zoning district, the most restrictive zoning applies (331.03(b)).

2. Section 337.03, which states that a six-unit apartment building (Building B) is not a permitted use in a Two- Family Residential District; first permitted in Multi-Family Residential.
3. Section 355.04, which states that Gross Floor Area shall not be greater than 50 percent lot area, or in this case, 52,012 square feet; the appellant is proposing 141,560 square feet total.
4. Division (b) of Section 349.07, which states that accessory off-street parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle will extend beyond such parking space.

9:30

Calendar No. 25-138: 13404 Melzer Avenue

Ward 4 – Deborah Gray

Johneice Brown, owner, proposes to establish use as a Residential Facility for five occupants in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Division (h) of Section 337.03, which states that a Residential Facility for one (1) to five (5) unrelated persons, is not permitted if located less than one thousand (1,000) feet from another Residential Facility. Proposed Residential Facility use is within one thousand (1,000) feet from another Residential Facility located 12901 Holborn Avenue (PPN137-11-023)

9:30

Calendar No. 25-139: 10103 Edgewater Drive

Ward 15 – Jenny Spencer

Charles Mcvan, owner, proposes to erect a two-story frame gable detached garage (additional storage area on second floor) in an AA1 Limited One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Division (C) of Section 337.23, which states that the total square footage for an accessory building shall not exceed 1,278 square feet; the appellant is proposing 1,728 square feet.

Postponed from July 14, 2025

9:30

Calendar No. 25-083: 3848 West 130th Street

Ward 16 – Brian Kazy

Elyse Robinson, owner, proposes to establish an accessory use of a dwelling unit as a low-traffic insurance business in a Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23, which states that a customary home occupation for gain carried on in the main building or in a rear building accessory thereto and requiring only customary home equipment is permitted if no nonresident help is employed for that purpose, no trading in merchandise is carried on, and no personal physical service is performed. No sign or other outward evidence of the occupation is to be displayed on the premises. Applicant is proposing low-traffic insurance office. *POSTPONED FROM JUNE 9, 2025, AT THE REQUEST OF THE COUNCILMAN TO ALLOW TIME TO CONDUCT A COMMUNITY MEETING. POSTPONED FROM JULY 14, 2025, AT THE REQUEST OF THE APPELLANT TO ALLOW TIME FOR THE APPELLANT TO SUBMIT A BUSINESS SIGN APPLICATION.*

Withdrawn by the City

9:30

Calendar No. 25-100: 3318 Mapledale Avenue

Ward 14 – Jasmin Santana

Casa Vida LLC, owner, proposes a change of use from a two-family residence (duplex) to a 12-persons residential facility in Two-Family Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03, which states that a Residential Facility for 6 to 12 occupants is not permitted in a Two-Family District but is first permitted in a Multi-Family District, per division (e)(7) of Section 337.08.
2. Division (g) of Section 337.08, which states that a Residential Facility for 12-persons within 1,000 feet of another residential facility is not permitted unless approved by Board of Zoning Appeals. Proposed residential facility is within 1,000 feet of three other residential facilities.

AN ERROR IN THE APPLICATION WAS DISCOVERED; THE APPELLANT MUST RESUBMIT THE APPLICATION WITH THE CORRECT INFORMATION.

Report of the Board of Zoning Appeals

Monday, July 28, 2025

At the meeting of the Board of Zoning Appeals on Monday, July 28, 2025, the following appeals were scheduled for hearing before the Board and;

The following appeals were **APPROVED**:

Calendar No. 25-117: 3667 East 61st Street

Sold Simple Property Solutions, LLC, owner, proposes to change the use of an existing two-family residence to three-family residence in a B1 Two-Family Residential District.

Calendar No. 25-118: 15800 Montrose Avenue

Hoban Edward Bishop of Cleveland, owner, and Saint Mark Catholic Church Campus, propose to install four monument signs in an A1 One-Family Residential District.

The following appeals were Denied:

Calendar No. 25-119: 3814 Germaine Avenue

Dilennys Diaz Matos, owner, proposes to use an existing three-story frame, single-family residence as a Type "A" home daycare in an A2 One-Family Residential District.

Calendar No. 25-124: 939 East 146th Street

936 E. 146th LLC, owner, proposes to establish use as a Residential Facility for five occupants in a D1 Two-Family Residential District.

The following appeals were **DENIED**: **None.**

The following appeals were **WITHDRAWN**: **None.**

The following appeals were **DISMISSED**: **None.**

The following cases were **REMANDED**: **None.**

The following cases were **POSTPONED**:

Calendar No. 25-120: Hingetown LLC.

2823 Detroit Avenue / Violation Notice. Postponed to September 22, 2025.

Calendar No. 25-125: JAMR Properties LLC

3005 Clark Avenue. Postponed to September 8, 2025.

The following cases were heard by the Board of Zoning Appeals on Monday, July 21, 2025, and the decisions were adopted and approved on Monday, July 28, 2025:

The following appeals were Approved:**Calendar No. 25-112: 13802 Lyric Avenue**

Temekia James, owner, proposes to erect a detached garage on a residential corner lot in an A1 One-Family Residential District.

Calendar No. 25-115: 19302 Davinwood Avenue

James Gibbons, owner, proposes to install an electric generator unit in a side yard in an A1 One-Family Residential District.

The following appeals were Denied: None.

Agenda of the Board of Building Standards and Building Appeals

Wednesday, August 13, 2025

Board of Building Standards and Building Appeals

Notice of Public Hearing

Cleveland City Hall – Room 514 or via WebEx at 9:30 a.m. EST

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/

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

BUILDING:

Docket A-050-25

2860 East 130th Street

WARD: 6
(Blaine A. Griffin)

Cuyahoga Real Estate Group, Owner of the B-Business – Offices; Laboratories; Adult School; Two-Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 4, 2025; appellant is requesting one hundred-eighty (180) days to complete abatement of the violations.

Docket A-055-25

10701 Lorain Avenue

WARD: 11
(Danny Kelly)

Pal Trade Properties, LLC, Owner of the Mixed Use – Multiple-Uses-in-One Building; Two-Story Masonry Structure, appeals from a **NOTICE OF VIOLATION –**

INTERIOR/EXTERIOR MAINTENANCE, UNAUTHORIZED/ILLEGAL USE, dated February 24, 2025; the appellant is requesting two (2) years to complete abatement of the violations.

HOUSING:

Docket A-039-25 **3556 West 32nd Street** **WARD: 14**
(Jasmin Santana)

Bonnie L. Savetski, Owner of the Three-Dwelling Units; Three-Family Residence; Two-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – EXTERIOR MAINTENANCE**, dated January 8, 2025; the appellant is requesting time to complete abatement of the violations.

Docket A-041-25

1746 Alcoa Road

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

Pedro Paulo De Jesus Silva, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-One-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated February 4, 2025; the appellant is requesting ninety (90) days to complete abatement of the violations.

**Docket A-044-25 3806 West 133rd Street WARD: 16
(Brian Kazy)**

5850 Middlebrook, LLC, Owner of the One-Dwelling Unit; Single-Family Residence; One-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 24, 2025; the appellant is requesting six (6) months to complete abatement of the violations.

Docket A-45-25 10904 Shale Avenue WARD: 6
(Blaine A. Griffin)

Fernandez E. Pierce, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 20, 2025; the appellant is requesting seven (7) months to complete abatement of the violations.

Docket A-046-25

10726 Arthur Avenue

WARD: 6
(Blaine A. Griffin)

Cleveland Ohio Hopkins Properties, LLC, Owner of the Two-Dwelling Units; Two-Family Residence; Two-Story Masonry Walls/Wood Floors Property, appeals from a NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE, dated May 23, 2024; the appellant is requesting sixty (60) days to complete abatement of the violations.

Docket A-047-25**3296 West 127th Street****WARD: 16**
(Brian Kazy)

West Behrwald, LLC, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated January 27, 2025; the appellant is requesting six (6) months to complete abatement of the violations.

Docket A-048-25**16417 Talford Avenue****WARD: 1**
(Joseph T. Jones)

Aaron J. Jones, Owner of the One-Dwelling Unit; Single-Family Residence; One-Story Masonry Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 13, 2025; the appellant is requesting six (6) months to complete abatement of the violations.

Docket A-051-25**3353 East 132nd Street****WARD: 4**
(Deborah A. Gray)

Dharma Mehta, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-One-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 30, 2025; the appellant is requesting four (4) months to complete abatement of the violations.

Housing: Docket A-051-25 – Has been withdrawn at the request of the appellant.

Docket A-052-25**7509 Osage Avenue****WARD: 12**
(Rebecca Maurer)

Walter N. Gajowski, Owner of the One-Dwelling Unit; Single-Family Residence; Two-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated February 6, 2025; the appellant is requesting time to complete abatement of the violations.

Docket A-053-25**3357 East 132nd Street****WARD: 4**
(Deborah A. Gray)

Chrita D. Johnson, 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 February 10, 2025; the appellant is requesting six (6) to seven (7) months to complete abatement of the violations.

Docket A-054-25**4410 Bush Avenue****WARD: 14**
(Jasmin Santana)

Jerome and Laureen Lawson, Owner of the One-Dwelling Unit; Two-Family Residence; Two-and-a-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated February 6, 2025; the appellant is requesting six (6) months to complete abatement of the violations.

Approval of Resolutions**Docket/s:**

A-154-24	Billie Bridges
A-032-25	John Mousis
A-033-25	Haas Real Estate Holdings LLC
A-034-25	Jalil Mitri
A-035-25	Bonita Ray Wagner-Johnson
A-036-25	Legado Las Maravillas LLC
A-038-25	Stefon Morris
A-039-25	Bonnie L. Savetski
A-040-25	Parnell Enterprises, Inc.
A-041-25	Pedro Paulo De Jesus Silva
A-043-25	Haas Real Estate Holdings LLC

Approval of Minutes

July 30, 2025

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: April 4, 2025

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, August 13, 2025; at approximately 9:30 A.M. via WebEx or at Cleveland City Hall, Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-039-25	3556 West 32nd Street	T. Barisic
A-041-25	1746 Alcoy Road	B. Medancic
A-044-25	3806 West 133rd Street	D. Smith
A-045-25	10904 Shale Avenue	B. Cuevas
A-046-25	10726 Arthur Avenue	B. Cuevas
A-047-25	3296 West 127th Street	D. Smith
A-048-25	16417 Talford Avenue	J. Barkas
A-050-25	2860 East 130th Street	R. Conte
A-051-25	3353 East 132nd Street	B. McClure
A-052-25	7509 Osage Avenue	Z. Cindric
A-053-25	3357 East 132nd Street	B. McClure
A-054-25	4410 Bush Avenue	Z. Cindric
A-055-25	10701 Lorain Avenue	C. Gregg

Agenda of the Board of Building Standards and Building Appeals

Wednesday, August 27, 2025

Board of Building Standards and Building Appeals

Notice of Public Hearing

Cleveland City Hall – Room 514 or via WebEx at 9:30 a.m. EST

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/

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

BUILDING:

Docket A-060-25

17500 Euclid Avenue

WARD: 10
(Anthony T. Hairston)

Euclid Apartments LLC, Owner of the R-2 Residential – Non-Transient Apartments (Shared Egress) Structure, appeals from a **NOTICE OF VIOLATION – NO PERMIT and INTERIOR MAINTENANCE**, dated February 18, 2025, and March 18, 2025; the appellant is requesting three (3) months to complete abatement of the violations.

Docket A-062-25

1929 Green Road

WARD: 10
(Anthony T. Hairston)

Grandview Pointe Apartments, LLC, 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 February 26, 2025; the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Docket A-063-25

1939 Green Road

WARD: 10
(Anthony T. Hairston)

Grandview Pointe Apartments, LLC, Owner of the R-2 Residential – Non-Transient Apartments (Shared Egress); Six-Story Concrete Frame Building, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated February 26, 2025; the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Docket A-064-25

1949 Green Road

WARD: 10
(Anthony T. Hairston)

Grandview Pointe Apartments, LLC, Owner of the R-2 Residential – Non-Transient Apartments; (Shared Egress) Building, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated February 26, 2025; the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

Docket A-066-25

4311 West 130th Street

WARD: 11
(Danny Kelly)

K & A Silmi Property, LLP, Owner of the Semi-Industry Structure, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated February 24, 2025; the appellant is requesting sixty (60) to ninety (90) days to complete abatement of the violations.

HOUSING:

Docket A-056-25

11414 Ashbury Avenue

WARD: 9
(Kevin Conwell)

Sheila Alridge, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE and NO PERMIT**, dated February 3, 2025; the appellant is requesting one (1) year and six (6) months to complete abatement of the violations.

Docket A-057-25

3289 West 48th Street

WARD: 14
(Jasmin Santana)

Sheila Alridge, Owner of the Three-Dwelling Units; Two-Family Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE and RENTAL REGISTRATION**, dated February 3, 2025; the appellant is requesting one (1) year and six (6) months to complete abatement of the violations.

Docket A-058-25**8927 Laisy Avenue****WARD: 6**
(Blaine A. Griffin)

Mildred L. Stewart, Owner of the One-Dwelling Unit; Single-Family; Two-Story; Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE**, dated February 13, 2025; the appellant is requesting six (6) months to complete abatement of the violations.

Docket A-59-25**9702 Cumberland Avenue****WARD: 4**
(Deborah A. Gray)

London A. Morris, Owner of the Two-Dwelling Units; Two-Family; Two-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 13, 2025; the appellant is requesting one (1) year to complete abatement of the violations.

Docket A-065-25**4410 Franklin Boulevard****WARD: 3**
(Kerry McCormack)

St. Herman's Focus Cleveland, LLC, Owner of the Three-Dwelling Units; Three-Family; Two-and-Half Story; Masonry Walls/Wood Floors Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated February 20, 2025; appellant is requesting forty-five (45) days to complete abatement of the violations.

TIME EXTENSION: HOUSING:**Docket A-061-25****1534 East 32nd Street****WARD: 7**
(Stephanie D. Howse-Jones)

Que/Wei Truong, Owner of the Two-Dwelling Units; Two-Family; Two-Story Frame Property, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated April 3, 2024; appellant is requesting for additional time under A-087-24, until April 22, 2025, to complete abatement of the violations.

Approval of Resolutions**Docket/s:**

A-039-25	Bonnie Savestski
A-041-25	Pedro Paulo De Jesus Silva
A-044-25	Middlebrook LLC
A-045-25	Fernandez Pierce
A-046-25	Cleveland Ohio Hopkins Prop., LLC
A-047-25	West Behrwald, LLC
A-048-25	Aaron Jones
A-050-25	Cuyahoga Real Estate Group
A-051-25	Dharma Mehta
A-052-25	Walter Gajowski
A-053-25	Chrita D. Johnson
A-054-25	Laureen and Jerome Lawson
A-055-25	Pal Trade Properties

Approval of Minutes

August 13, 2025

MEMO

To: Tom Vanover, Commissioner/CBO

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

Date: April 4, 2025

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, August 27, 2025, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall, Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-056-25	11414 Ashbury Avenue	D. Smith
A-057-25	3289 West 48th Street	D. Smith
A-058-25	8927 Laisy Avenue	C. Davis
A-059-25	9702 Cumberland Avenue	R. Catacutan
A-060-25	17500 Euclid Avenue	R. Teaney
A-061-25	1534 East 32nd Street	R. Conte
A-062-25	1929 Green Road	G. Conwell
A-063-25	1939 Green Road	D. Smith
A-064-25	1949 Green Road	G. Conwell
A-065-25	4410 Franklin Boulevard	T. Barisic

Report of the Board of Building Standards and Building Appeals

Wednesday, July 2, 2025

As required by the provisions of division (2) of Section 3103.20 of the Codified Ordinances of the City of Cleveland, Ohio, 1976, the following brief of action of the subject meeting is given for publication in the City Records:

* * *

Docket A-011-25 – RE: Appeal of Coastal Line Homes, LLC, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress); Three-Story Masonry Walls/Wood Floors Structure, located on the premises known as 3030-3034 South Moreland, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 16, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until June 20, 2025, to complete abatement of the violations with no further extension; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

* * *

Docket A-012-25 – RE: Appeal of Haas Real Estate Holdings, LLC, Owner of the R-2 Residential – Non-Transient; Apartments (Shared Egress); Three-Story Masonry Walls/Wood Floors Structure, located on the premises known as 1832 Willowhurst Road, appeals from a **NOTICE OF VIOLATION – NO PERMIT and CONDEMNATION – MAIN STRUCTURE**, dated November 14, 2024, and December 9, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

Docket A-012-25 Appeal of **Haas Real Estate Holdings, LLC** has been **WITHDRAWN** per the appellant's request.

* * *

Docket A-016-25 – RE: Appeal of Maurice Grays, Owner of the F-2 Factory – Low Hazard (Non-Combustibles); Two-Story Masonry Structure, located on the premises known as 16702 Miles Avenue, appeals from a **NOTICE OF VIOLATION –**

CONDEMNATION – MAIN STRUCTURE, dated December 13, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-017-25 – RE: Appeal of Eddie Grays, Owner of the S-1 Storage – Moderate-Hazard (Combustibles); a one-story structure, located on the premises known as 16700 Miles Avenue, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE**, dated December 12, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-013-25 – RE: Appeal of NILS Jaegersen, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Wood Frame/Siding/Masonry Veneer Property, located on the premises known as 3448 West 132nd Street, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 16, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-014-25 – RE: Appeal of Tasiona Morris, Owner of the One-Dwelling Unit; Single-Family Residence; Two-and-Half Story Wood Frame/Siding/Masonry Veneer Property, located on the premises known as 904 Parkwood, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 12, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **FIND** that the notices are properly issued, and to **DENY** the Appellant’s request for more time, and to **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-015-25 – RE: Appeal of Scott Eversole, Owner of the One-Dwelling Unit; Single-Family Residence; One-Story Frame Property, located on the premises known as 2612 West 28th Place, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated December 11, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant’s request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-018-25 – RE: Appeal of Craig Steven Stone, Owner of One Dwelling Unit Single Family Residence One and a Half Story Frame Property, located on the premises known as **3509 Independence Road**, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 11, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant’s request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-019-25 – RE: Appeal of Scott Bergante, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-a-Half Story Wood Frame/Siding/Masonry Veneer Property, located on the premises known as 6924 Claasen Avenue, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 11, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-020-25 – RE: Appeal of Vimalat LLC/REIG Victoria, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Frame Property, located on the premises known as 2919 East 64th Street, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated November 26, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

Docket A-020-25 Appeal of **Vimalat LLC/REIG Victoria** has been **WITHDRAWN** per the appellant's request.

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Approval of Resolutions

Separate motions were entered into by Bradley and seconded by Maschke for Approval and Adoption of the Resolutions as presented by the Secretary for the following Dockets, respectively, subject to the Codified Ordinances of the City of Cleveland and the Ohio Building Code (OBC):

Dockets

A-001-25	Christopher Roberts
A-002-25	Javier Castell
A-003-25	Jeffrey Turgeon
A-004-25	Albert Cowsette
A-005-25	Deryl Sanders
A-006-25	Anthony Kushlak
A-007-25	59Lee63, LLC
A-008-25	Loretta Dotson
A-009-25	Jerries Eadeh
A-010-25	Universal Consulting Services

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Approval of Minutes

Separate motions were entered by Bradley and seconded by Maschke. Approval and Adoption of the Minutes as presented by the Secretary, subject to the Codified Ordinances of the City of Cleveland and the Ohio Building Code (OBC):

June 18, 2025

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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*Patrick Gallagher,
Chairperson*

Report of the Board of Building Standards and Building Appeals

Wednesday, July 16, 2025

As required by the provisions of division (2) of Section 3103.20 of the Codified Ordinances of the City of Cleveland, Ohio, 1976, the following brief of action of the subject meeting is given for publication in the City Records:

* * *

Docket A-022-25 – RE: Appeal of Tonia Cubie, Owner of the Mixed Uses – Multiple-Uses-in-One Building; Two-and-Half Story Frame Structure, located on the premises known as 9923 Raymond Avenue, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated December 2, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-023-25 – RE: Appeal of Bessemer 55 LLC, Owner of the One-Story; Metal Siding Storage Warehouse Structure (ELEVATOR), located on the premises known as 3101 East 55th Street, appeals from a **NOTICE OF VIOLATION – ELEVATOR**, dated October 29, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-024-25 – RE: Appeal of University Church of Christ, Owner of the A-3 Assembly – Recreation or Religious Facilities Structure, located on the premises known as 1885 East 89th Street, appeals from a **NOTICE OF VIOLATION –**

HAZARDOUS CONDITIONS, dated December 20, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until September 15, 2025, to obtain permits and until January 15, 2026, to abate all violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-025-25 – RE: Appeal of JenX Homes Ltd, Owner of the Mixed Uses – Multiple-Uses-in-One Building; Two-Story Masonry Structure, located on the premises known as 5619 Harvard Avenue, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 23, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until October 15, 2025, to complete abatement of the violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-031-25 – RE: Appeal of Christ Temple Apostolic Inc., Owner of **BUILDING ONE**: Mixed Uses – Multiple-Uses-in-One Building; Two-Story Masonry Walls/Wood Floors Structure; **BUILDING TWO**: R-2 Residential – Non-Transient; Apartments (Shared Egress); Two-Story Masonry Walls/Wood Floors Structure, located on the premises known as 842 Eddy Road, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURES**, dated January 6, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-182-24 – RE: Appeal of University Hospitals of Cleveland, Owner of the Two-Dwelling Units; Two-Family Residence, located on the premises known as **2062 East 115th Street**, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated August 14, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-021-25 – RE: Appeal of Vera O. Price, Owner of the Three-Dwelling Units; Three-Family Residence; Three-Story Masonry Walls/Wood Floors Property, located on the premises known as 12613 Signet Avenue, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated November 25, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-027-25 – RE: Appeal of Rene Risser, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-Half Story Frame Property, located on the premises known as 7009 Clement Avenue, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated November 18, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-028-25 – RE: Appeal of Winson Williams, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Frame Property, located on the premises known as 13401 Ashburton Avenue, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated December 26, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-029-25 – RE: Appeal of Hackathorn Enterprises, LLC, Owner of Two-Dwelling Units; Two-Family Residence; Two-Story Frame Property, located on the premises known as 3825 Leopold Avenue, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE AND GARAGE**, dated December 30, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-030-25 – RE: Appeal of Angela T. White-Pollard, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-Half Story Wood Frame/Siding/Masonry Veneer Property, located on the premises known as 3516 East 133rd Street, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 23, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-160-25 – RE: Appeal of Brian Aldons, Owner of the One-Dwelling Unit; Single-Family Residence; One-and-Half Story Property, located on the premises known as 8218 Goodman Avenue, appeals from a **NOTICE OF DEFICIENT LEAD INSPECTION REPORT**, dated June 23, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

Docket A-160-25-RE: Appeal of Brian Aldons has been WITHDRAWN

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Approval of Resolutions

Separate motions were entered into by Bradley and seconded by Maschke for Approval and Adoption of the Resolutions as presented by the Secretary for the following Dockets, respectively, subject to the Codified Ordinances of the City of Cleveland and the Ohio Building Code (OBC):

Dockets

A-011-25	Coastal Line Homes, LLC
A-012-25	Haas Real Estate Holdings, LLC
A-013-25	NILS Jaegersen
A-014-25	Tasiona Morris
A-015-25	Scott Everdale
A-016-25	Maurice Grays
A-017-25	Eddie Grays
A-018-25	Craig Steven Stone
A-019-25	Scott Bergante
A-020-25	Vimalat LLC/REIG Victoria

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Approval of Minutes

Separate motions were entered by Bradley and seconded by Maschke. Approval and Adoption of the Minutes as presented by the Secretary, subject to the Codified Ordinances of the City of Cleveland and the Ohio Building Code (OBC):

July 2, 2025

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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*Patrick Gallagher,
Chairperson*

Report of the Board of Building Standards and Building Appeals

Wednesday, July 30, 2025

As required by the provisions of division (2) of Section 3103.20 of the Codified Ordinances of the City of Cleveland, Ohio, 1976, the following brief of action of the subject meeting is given for publication in the City Records:

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Docket A-032-25 – RE: Appeal of John Mousis, Owner of the One-Dwelling Unit; Two-Family Residence; Two-Story Frame Property, located on the premises known as 1795 West 44th Street, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE and NO PERMIT**, dated January 9, 2025, and February 24, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until October 29, 2025, to complete abatement of the violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-033-25 – RE: Appeal of HAAS Real Estate Holdings LLC, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Wood Frame/Siding/Masonry Veneer Property, located on the premises known as 15914 Grovewood Avenue, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 14, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until August 29, 2025, to complete abatement of the violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-034-25 – RE: Appeal of Jalil Mitri, Owner of the One-Story Garage – Detached Wood Frame Property, located on the premises known as 3854 West 16th Street, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 28, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until July 30, 2025, to complete abatement of the violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-035-25 – RE: Appeal of Bonita Ray Wagner-Johnson, Owner of the One-Dwelling Unit; Single-Family Residence; Two-and-Half Story Frame Property, located on the premises known as 10927 Grantwood Avenue, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated January 9, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until August 29, 2025, to complete abatement of the violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-036-25 – RE: Appeal of Legado Las Maravillas, LLC, Owner of the Two-Dwelling Units; Two-and-a-Half Story Frame Property, located on the premises known as 1439 Lakeview Road, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 14, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **GRANT** the Appellant until October 29, 2025, to complete abatement of the violations; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Denk Jr. and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-38-25 – RE: Appeal of Stefon Morris, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Wood Frame/Siding/Masonry Veneer Property, located on the premises known as 3541 East 133rd Street, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated December 23, 2024, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request and **REMAND** the property to the Department of Building and Housing; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-039-25 – RE: Appeal of Bonnie L. Savetski, Owner of the Three-Dwelling Units; Three-Family Residence; Two-and-a-Half Story Frame Property, located on the premises known as 3556 West 32nd Street, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 8, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

Docket A-039-25-RE: Appeal of Bonnie L. Savetski has been rescheduled to August 13, 2025.

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Docket A-040-25 – RE: Appeal of Parnell Enterprises, Inc./Chris Parnell, Owner of the Two-Dwelling Units; One-and-a-Half Story Frame Property, located on the premises known as 9601 Manor Avenue, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – GARAGE, INTERIOR AND EXTERIOR MAINTENANCE**, dated January 10, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-041-25 – RE: Appeal of Pedro Paulo De Jesus Silva, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-One-Half Story Frame Property, located on the premises known as 1746 Alcoy Road, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated February 4, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

Docket A-041-25-RE: Appeal of Pedro Paulo De Jesus Silva has been rescheduled to August 13, 2025.

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Docket A-043-25 – RE: Appeal of Haas Real Estate Holdings, LLC, Owner of the Two-Dwelling Units; Two-Family Residence; Two-Story Frame Property, located on the premises known as 1136 East 112th Street, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 13, 2025, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Docket A-154-24 – RE: Appeal of Billie Bridges, Owner of the One-Dwelling Unit; Single-Family Residence; One-and-Half Story Masonry Property, located on the premises known as 14742 Judson Drive, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERNAL MAINTENANCE**, dated October 19, 2023, of the Director of the Department of Building and Housing, requiring compliance with the Codified Ordinances of the City of Cleveland and/or the Ohio Building Code (OBC).

BE IT RESOLVED, a motion is in order at this time to **DENY** the Appellant's request for more time and to **REMAND** the property; the property is **REMANDED** to the Department of Building and Housing for supervision and any further action. Motion so in order. Motioned by Bradley and seconded by Maschke.

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Approval of Resolutions

Separate motions were entered into by Bradley and seconded by Maschke for Approval and Adoption of the Resolutions as presented by the Secretary for the following Dockets, respectively, subject to the Codified Ordinances of the City of Cleveland and the Ohio Building Code (OBC):

Dockets

A-182-24	University Hospital Cleveland
A-021-25	Vera O. Price
A-022-25	Tonia Cubie
A-023-25	Bessemer 55 LLC
A-024-25	University Church of Christ
A-025-25	JenX Homes Ltd.
A-027-25	Rene Risser
A-028-25	Winson Williams
A-029-25	Hackathorn Enterprises, LLC
A-030-25	Angela T. White-Pollard
A-031-25	Christ Temple Apostolic Inc

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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Approval of Minutes

Separate motions were entered by Bradley and seconded by Maschke. Approval and Adoption of the Minutes as presented by the Secretary, subject to the Codified Ordinances of the City of Cleveland and the Ohio Building Code (OBC):

July 16, 2025

Yeas: Bradley, Gallagher, Maschke, Denk Jr. Nays: None. Absent: None.

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*Patrick Gallagher,
Chairperson*

Public Notice

The Development, Planning and Sustainability (Zoning) Committee will meet Tuesday, August 12, 2025, at 9:30 a.m. to hear the following legislation:

Ord. No. 726-2025

By Mayor Bibb

An ordinance to amend Sections 352.01, 352.13, 401.34, 457.01 to 457.04, 457.09, 457.12, and 457.99 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances; to supplement the codified ordinances by enacting new Section 457.991; and to repeal Section 457.05, as enacted by Ordinance No. 1684-76, passed June 29, 1976, all relating to public garages and parking lots.

Ord. No. 860-2025

By Council Member Slife

An ordinance changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue, west of Rocky River Drive (Map Change 2679).

Directory of City Officials

City Council

Cleveland City Hall
601 Lakeside Avenue, Room 220
Cleveland, Ohio, 44114
Phone: 216-664-2840
www.clevelandcitycouncil.org

President of Council – Blaine A. Griffin

City Clerk, Clerk of Council – Patricia J. Britt

<i>Council Member</i>	<i>Ward</i>
Joseph T. Jones	1
Kevin L. Bishop	2
Kerry McCormack	3
Deborah A. Gray	4
Richard A. Starr	5
Blaine A. Griffin	6
Stephanie D. Howse-Jones	7
Michael D. Polensek	8
Kevin Conwell	9
Anthony T. Hairston	10
Danny Kelly	11
Rebecca Maurer	12
Kris Harsh	13
Jasmin Santana	14
Jenny Spencer	15
Brian Kazy	16
Charles Slife	17

Permanent Schedule – Standing Committees of the Council 2022-2025

[* denotes interim committee member]

MONDAY – Alternating

9:30 a.m. – **Health, Human Services and the Arts Committee:** Conwell (CHAIR), Maurer (VICE-CHAIR), Gray, Harsh, Howse-Jones, Slife, Starr.

9:30 a.m. – **Municipal Services and Properties Committee:** Bishop (CHAIR), Starr (VICE-CHAIR), Gray*, Hairston, Kazy, Kelly, Maurer.

MONDAY

2:00 p.m. – **Finance, Diversity, Equity and Inclusion Committee:** Griffin (CHAIR), McCormack (VICE-CHAIR), Bishop, Conwell, Hairston, Kazy, Polensek, Santana, Spencer.

TUESDAY

1:30 p.m. – **Workforce, Education, Training and Youth Development Committee:** Santana (CHAIR), Howse-Jones (VICE-CHAIR), Conwell*, Gray, Slife, Spencer, Starr.

TUESDAY – Alternating

9:30 a.m. – **Development, Planning and Sustainability Committee:** Hairston (CHAIR), Santana (VICE-CHAIR), Harsh, Howse-Jones, McCormack, Slife*, Spencer.

WEDNESDAY – Alternating

10:00 a.m. – **Safety Committee:** Polensek (CHAIR), Gray, Howse-Jones, Kazy*, Kelly, Slife, Starr.

10:00 a.m. – **Transportation and Mobility Committee:** McCormack (CHAIR), Slife (VICE-CHAIR), Bishop, Gray, Kazy, Maurer, Santana.

THURSDAY

10:00 a.m. – **Utilities Committee:** Kazy (CHAIR), Spencer (VICE-CHAIR), Bishop, Gray, Harsh, Kelly, Polensek.

The following Committees meet at the Call of the Chair:

Mayor's Appointments Committee: Harsh (CHAIR), Griffin, Hairston, Polensek*, Starr.

Operations Committee: McCormack (CHAIR), Bishop, Conwell, Griffin, Maurer.

Rules Committee: Griffin (CHAIR), Conwell, Maurer, McCormack, Polensek.

City Departments

City Hall
601 Lakeside Avenue
Cleveland, OH 44114

MAYOR – Justin M. Bibb

Bradford J. Davy, Chief of Staff

Ryan M. Puente, Deputy Chief of Staff and Chief Government Affairs Officer

Jeff Epstein, Chief of Integrated Development

Sarah N. Johnson, Chief Communications Officer

Michele Pomerantz, Chief of Education

Sonya Pryor-Jones, Chief of Youth and Family Success

Bonnie Teeuwen, Chief Operating Officer

Stephanie Wernet, Chief Innovation and Technology Officer

AGING – Mary McNamara, Director

BOARD OF BUILDING STANDARDS AND BUILDING APPEALS –

Carmella Davis, Secretary

BOARD OF ZONING APPEALS –

Elizabeth Kukla, Secretary

BUILDING AND HOUSING –

Sally Martin O'Toole, Director

Divisions:

Navid Hussain, Commissioner, Construction Permitting

Richard Riccardi, Assistant Commissioner, Construction Permitting

Thomas E. Vanover, Commissioner, Code Enforcement

CITY PLANNING COMMISSION – Calley Mersmann, Director

CIVIL SERVICE COMMISSION – Rachon Long, Executive Director**COMMUNITY DEVELOPMENT** – Alyssa Hernandez, Director**Divisions:**

Administrative Service – Joy Anderson, Commissioner

Office of Fair Housing and Consumer Affairs – John Mahoney, Manager

Neighborhood Development – James Greene, Commissioner

Neighborhood Services – Louise Jackson, Commissioner

COMMUNITY POLICE COMMISSION – Jason Goodrick, Interim Executive Director**COMMUNITY RELATIONS BOARD** – Angela Shute-Woodson, Executive Director**ECONOMIC DEVELOPMENT** – Thomas S. McNair, Director**FINANCE** – Paul C. Barrett, Director**Divisions:**

Accounts – Lonya Moss-Walker, Commissioner

Assessments and Licenses – Dedrick Stephens, Commissioner

Financial Reporting and Control – James Gentile, Controller

Information Technology and Services – Kimberly Roy Wilson, Commissioner

Internal Audit – Natasha Brandt, Manager

Printing and Reproduction – Michael Hewett, Commissioner

Purchases and Supplies – Tiffany White Johnson, Commissioner

Sinking Fund Commission – Betsy Hruby, Manager

Taxation – Kevin Preslan, Commissioner and Income Tax Administrator

Treasury – James Hartley, Treasurer

HUMAN RESOURCES – Matthew J. Cole, Director

INNOVATION AND TECHNOLOGY – Stephanie Wernet, Chief Innovation and Technology Officer

LANDMARKS COMMISSION – Daniel A. Musson, Secretary

LAW – Mark D. Griffin, Director

Michele Comer, Chief Counsel

Stephanie K. Melnyk, Chief Corporate Counsel

Elena Boop, Chief Trial Counsel

Aqueelah Jordan, Chief Prosecutor

Delanté Spencer Thomas, Chief Ethics Officer

John Skrtic, Law Librarian

MAYOR’S OFFICE OF CAPITAL PROJECTS – James D. DeRosa, Director

Divisions:

Architecture and Site Development – Mark Duluk, Manager

Engineering and Construction – Richard J. Switalski, Manager

Real Estate – Susanne Degennaro, Commissioner

MAYOR’S OFFICE OF EQUAL OPPORTUNITY – Tyson Mitchell, Director

MAYOR’S OFFICE OF URBAN ANALYTICS AND INNOVATION – Elizabeth Crowe, Director

MAYOR’S OFFICE OF SUSTAINABILITY – Sarah O’Keeffe, Director

PARKS AND RECREATION – Alexandria Nichols, Director

PORT CONTROL – Bryant L. Francis, Director

Divisions:

Cleveland Hopkins International Airport & Burke Lakefront Airport – Khalid Bahhur,
Commissioner of Airports

Burke Lakefront Airport – Tony Campofredano, Airport Leader

PUBLIC HEALTH – David Margolius, M.D., Director

Divisions:

Air Quality – David Hearne, Commissioner

Environment – Wallace L. Chambers, Jr., Commissioner

Health – Frances Mills, Commissioner

Health Equity and Social Justice – Lita Marie Wills, Commissioner

Vital Statistics – Andrea Kacinari, City Registrar

PUBLIC SAFETY – Dornat A. Drummond, Director

Divisions:

Animal Control Services – Cory Keller, Chief Animal Control Officer

Emergency Medical Service – Orlando Wheeler, Commissioner

Emergency Operations Center – Nicole Carlton, Assistant Director

Fire – Anthony P. Luke, Chief

Police – Dorothy A. Todd, Chief

Professional Standards – Roger C. Smith, Administrator

PUBLIC UTILITIES – Martin J. Keane, Director

Divisions:

Cleveland Public Power – Ammon Danielson, Commissioner

Radio Communications – Brad Handke, Manager

TV 20 – Kathy Allen, General Manager

Utilities Fiscal Control – Catherine Troy, Chief Financial Officer

Water – Alex Margevicius, Commissioner

Water Pollution Control – Ramona Lowery-Ferrell, Commissioner

PUBLIC WORKS – Frank D. Williams, Director

Administration:

Administration – John Laird, Manager

Susie Claytor, Executive Commissioner, Public Auditorium

Kim Johnson, Interim Executive Commissioner, Prevention, Intervention and
Opportunity for Youth and Young Adults

Divisions:

Motor Vehicle Maintenance – Jeffrey Brown, Commissioner

Neighborhood Resource and Recreation Centers – Samuel Gissentaner,
Commissioner

Park Maintenance and Properties – Toi Porch, Interim Commissioner

Parking Facilities – Kim Johnson, Commissioner

Property Management – Tom Nagle, Commissioner

Streets – Randell Scott, Commissioner

Traffic Engineering – Robert Mavec, Commissioner

Waste Collection and Disposal – Terrell H. Pruitt, Commissioner

Cleveland Municipal Court

Justice Center

1200 Ontario Street

Cleveland, Ohio, 44113

www.clevelandmunicipalcourt.org

<i>Judge</i>	<i>Courtroom</i>
Presiding and Administrative Judge Michelle D. Earley	14-C
Judge Marilyn B. Cassidy	13-A
Judge Mark R. Majer	12-B
Judge Lauren C. Moore	15-A
Judge Andrea Nelson Moore	12-A
Judge Michael L. Nelson, Sr.	15-C
Judge Ann Clare Oakar	14-A
Judge Charles L. Patton, Jr.	14-B
Housing Court Judge W. Moná Scott	13-B
Judge Suzan M. Sweeney	12-C
Judge Jazmin Torres-Lugo	13-C
Judge Shiela Turner McCall	13-D
Judge Joseph J. Zone	14-D

Earle B. Turner – Clerk of Courts

Russell R. Brown, III – Court Administrator

Belinda Gest – Housing Court Administrator

Robert J. Furda – Chief Bailiff

Dean Jenkins – Chief Probation Officer

Gregory F. Clifford – Chief Magistrate

City Links

Board of Building Standards and Building Appeals

<http://planning.city.cleveland.oh.us/bza/bbs.html>

Board of Zoning Appeals

<http://planning.city.cleveland.oh.us/bza/cpc.html>

City Bids

Invitations to Bid

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Finance/BID>

Requests for Proposals/Requests for Qualifications

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Finance/RFP>

Cleveland Water

<http://www.clevelandwater.com/work-with-us/invitations-to-bid>

Water Pollution Control

http://wpc.clevelandwater.com/?page_id=3342

Cleveland Airports

<https://www.clevelandairport.com/about-us/business-cle/bids-rfps>

City Jobs

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/HumanResources>

<https://www.governmentjobs.com/careers/cleveland>

City of Cleveland

<http://www.city.cleveland.oh.us/>

City of Cleveland Charter and Codified Ordinances

<https://codelibrary.amlegal.com/codes/cleveland/latest/overview>

Civil Service Commission

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CivilServiceCommission>

Cleveland City Council

<http://www.clevelandcitycouncil.org/>

Cleveland Courts

Cleveland Municipal Court

<http://clevelandmunicipalcourt.org/home.html>

Clerk of Courts – Cleveland Municipal Court

<https://clevelandmunicipalcourt.org/clerk-of-courts>

Cleveland Housing Court

<http://clevelandhousingcourt.org/>