

AGENDA
BOARD OF BUILDING STANDARDS AND BUILDING APPEALS
ROOM 514 – CITY HALL
216-664-2418
WEDNESDAY, MARCH 30, 2011

BUILDING: PUBLIC HEARING:

9:30A.M.

Docket A-347-10

3300 West 65th Street

WARD: 15
(Matt Zone)

3300 West 65th, LLC, Owner of the MXD Mixed Uses – Multiple Uses In One Building Three Story Masonry Walls/Wood Floors Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated May 07, 2010; appellant request ninety (90) days in which to assess future use of the property and work with the City to resolve the violations issue.

Docket A-349-10

18429 St. Clair Avenue

WARD: 11
(Michael D. Polensek)

Jure Zovko, Owner of the MXD Mixed Uses – Multiple Uses In One Building One Story Masonry Walls/Wood Floors Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated June 30, 2010; appellant states that after having a structural engineer and a few contractors look at the building, appellant has determined that the building is structurally sound and is not condemnable, and therefore disagree with Inspector Clark's decision to condemn the building.

Docket A-351-10

12322 Superior Avenue

WARD: 9
(Kevin Conwell)

Charles Leamon, Owner of the MXD Mixed Uses – Multiple Uses In One Building Two Story Masonry Walls/Wood Floors Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated August 10, 2010; appellant request one (1) year in which to fix up the apartment building to comply with the violations.

-POSTPONED- (Rescheduled for April 13, 2011)

Docket A-352-10

14830 St. Clair Avenue

WARD: 10
(Eugene R. Miller)

Mikeyla Kidd, Owner of the R-2 Residential – Non-transient; Apartments (Shared Egress) Two Story Masonry Walls/Wood Floors Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated April 16, 2010; appellant request twelve (12) weeks additional time to obtain and evaluate various bids for contractors to address the property. Appellant hopes to obtain project plans from this effort so that they can better estimate the time necessary to

BUILDING: PUBLIC HEARING (CONT'D.): 9:30A.M.

DOCKET A-352-10 (CONT'D.):

complete various stages of the repairs and suggest that it may take an additional one hundred twenty (120) days to present a plan with specific timelines for the completion of various stages.

-POSTPONED- (Rescheduled for April 13, 2011)

Docket A-369-10

4900 Lakeside Avenue

**WARD: 8
(Jeffrey D. Johnson)**

Warehouse Holdings LLC, Owner of the S-1 Storage – Moderate Hazard (Combustibles) Three Story Masonry Walls/Wood Floors Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated July 01, 2009; appellant ask that the City “shelve” the issue until June 01, 2011, hoping that before that time a sale will have consummated.

Docket A-483-10

1261 West 76th Street

**WARD: 15
(Matt Zone)**

Thomas Gillespie, Owner of the Property appeals from an **ADJUDICATION ORDER #2—(canopy addition – nightclubs restaurant)**, dated September 28, 2010; appellant appeals Items 1, 2, 3, 4, & 8 of the adjudication order based on their interpretation of the code. Item 5 is being appealed as being a hardship or will consider reclassifying the existing 2-story building as VB (no exterior fire-rated walls) in lieu of IIIB.

Docket A-81-11

1415 East 36th Street

**WARD: 8
(Jeffrey D. Johnson)**

Graystone Properties C/O Ohio Awning & Manufacturing Co., Owner of the Property appeals from an **ADJUDICATION ORDER—(proposed canopy)**, dated February 07, 2011; appellant appeals the width requirement for the proposed canopy, and the requirement that the drawings be sealed is excessive, as this would add \$1,000 to \$,1500 to this project. Appellant has been installing awnings in Cleveland and Northeast Ohio for over 100 years and have not had to meet this code requirement.

Docket A-83-11

100 Public Square

**WARD: 3
(Joe Cimperman)**

Forest Bay Tower City, LLC C/O Rock Ohio Caesars, LLC, Owner of the Property appeals from an **ADJUDICATION ORDERS—(interior alterations of 305,274 square feet in the Higbee Building)**, dated March 03, 2011 and March 23, 2011; appellant request variances to the adjudication orders.

Docket A-89-11

200 Public Square

**WARD: 3
(Joe Cimperman)**

Harbor Group, Owner of the Property appeals from an **ADJUDICATION ORDERS—(proposed temporary installation of a 42' -2" X 22-3" mesh wall banner)**, dated March 24, 2011; appellant request a variance and states that the material is Ultra Mesh Supreme, which is a product of Ultra Flexx, and that this is the same material currently used on the The Q and the Sherwin-Williams banners.

BUILDING: PUBLIC HEARING (CONT'D.): 9:30A.M.

Docket A-90-11

1320 Prospect Avenue

**WARD: 3
(Joe Cimperman)**

Grubb-Ellis Management, Owner of the Property appeals from an **ADJUDICATION ORDERS—(proposed single faced 20'-8" X 34' mesh wall banner)**, dated March 24, 2011; appellant request a variance and states that the material is Ultra Mesh Supreme, which is a product of Ultra Flexx, and that this is the same material currently used on the The Q and the Sherwin-Williams banners.

HOUSING: PUBLIC HEARING: 9:30A.M.

Docket A-311-10

7912 Maryland Avenue

**WARD: 2
(Zachary Reed)**

Elaine M. Marconi, Owner of the One Dwelling Unit Single-Family Residence Two & One/half Story Frame Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated June 30, 2010.

Docket A-314-10

12425 Phillips Avenue

**WARD: 9
(Kevin Conwell)**

Diane A. Merriweather, Owner of the Two Dwelling Units Two-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated May 07, 2010; appellant request six (6) months in which to abate the violations. fix the violations on the property.

Docket A-337-10

2036 West Boulevard

**WARD: 16
(Jay Westbrook)**

Edward Giarda, Owner of the One Dwelling Unit Single-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated May 25, 2010; appellant request six (6) months in which to abate the violations.

Docket A-339-10

2279 East 105th Street

**WARD: 6
(Mamie J. Mitchell)**

SV Wilson Investments LLC, Owner of the Two Dwelling Units Two-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated March 23, 2010; appellant request THAT THE Board assist them in acquiring the extra time needed so that they may fully comply with the City's requirements.

Docket A-342-10

4157 East 104th Street

**WARD: 2
(Zachary Reed)**

Deutsche Bank, Mortgagee of the One Dwelling Unit Single-Family Residence Two & One/half Story Frame Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAIN-**

HOUSING: PUBLIC HEARING (CONT'D.): 9:30A.M.

DOCKET A-342-10 (CONT'D.):

TENANCE, dated July 14, 2010; appellant states that the premise for Deutsche Bank's appeal is relatively simply – it was not the title holder of the subject property at the time the notice was issued. Consequently, liability cannot be assessed to Deutsche Bank. Appellant submits that the notice should be withdrawn as to Deutsche Bank.

Docket A-343-10 **4320 Memphis Avenue** **WARD: 13**
(Kevin J. Kelley)

Richard Jason Whitt, Owner of the Property appeals from a **LIMITATION ON THE PERMITS**, dated March 08, 2010; appellant request six (6) months to complete all work on the property.

Docket A-344-10 **12508 Griffing Avenue** **WARD: 4**
(Kenneth L. Johnson)

Kenneth Golston, Owner of the One Dwelling Unit Single-Family Residence One & One/half Story Masonry Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated February 25, 2010; appellant request time to abate the violations, noting that his intentions are to move into the property.

Docket A-345-10 **6907 Quimby Avenue** **WARD: 7**
(TJ Dow)

Danial Belcher, Owner of the One Dwelling Unit Single-Family Residence Two Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated March 26, 2010; appellant request six (6) months in which to complete repairs on the property.

-POSTPONED- (Rescheduled for April 13, 2011)

Docket A-348-10 **18714 Mohawk Avenue** **WARD: 11**
(Michael D. Polensek)

Thomas J. Palker, Owner of the One Dwelling Unit Single-Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION—NO PERMIT**, dated June 11, 2010; appellant states that at this present time he is severely physically handicapped, and would request that the order be set aside and waived.

Docket A-350-10 **8405 Central Avenue** **WARD: 6**
(Mamie J. Mitchell)

Carleitha Price, Owner of the Two Dwelling Units Two-Family Residence Two Story Masonry Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated August 05, 2010; appellant one (1) year in which to abate the violations.

HOUSING: PUBLIC HEARING (CONT'D.): 9:30A.M.

Docket A-354-10 **9806 Parkview Avenue** **WARD: 4**
(Kenneth L. Johnson)

Latashia M. Wilson, Owner of the Two Dwelling Units Two-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE & GARAGE**, dated September 22, 2009; appellant request one (1) year in which to abate the violations.

Docket A-355-10 **3287 West 54th Street** **WARD: 15**
(Matt Zone)

Ronald Busch, Owner of the One Dwelling Unit Single-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated August 03, 2010; appellant request one (1) year in which to abate the violations.

Docket A-357-10 **9016 Folsom Avenue** **WARD: 6**
(Mamie J. Mitchell)

Lashawn N. Franklin, Owner of the One Dwelling Unit Single-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated August 05, 2010; appellant states that permits have been pulled and work has begun on the property, appellant would request six (6) months to one (1) year in which to abate the violations since expenses are out of pocket.

Docket A-358-10 **900 East 146th Street** **WARD: 10**
(Eugene R. Miller)

Caraman Corp., Owner of the One Dwelling Unit single-Family Residence Two Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated October 08, 2009; appellant request six (6) months to finish abatement of the violations.

Docket A-482-10 **1814 West 48th Street** **WARD: 15**
(Matt Zone)

Lavren G. Harmon, Owner of the Two Dwelling Units Two-Family Residence Two & One/half Story Frame Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated December 07, 2010; appellant request one (1) year in which to meet the requirements of the City's violation list.

Docket A-1-11 **13612 Rugby Road** **WARD: 10**
(Eugene R. Miller)

Diane A. Merriweather, Owner of the Two Dwelling Units Two-Family Residence Two & One/half Story Frame Property appeals from a **VACATE ORDER**, dated December 10, 2010, a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated July 26, 2010, and from a **LIMITATION ON THE PERMIT**, dated January 03, 2011; appellant request time in which to complete abatement of the violations.

EXTENSION OF TIME:

Docket A-72-10

3102 Chestnutdale Avenue

**WARD: 14
(Brian Cummins)**

Joe Trunzo – the Board originally heard this case July 07, 2010. The Board granted the Appellant fourteen (14) days in which to clean up the exterior of the property and three (3) months in which to complete the exterior violation renovations, and six (6) months in which to complete all violation renovations. The property was **REMANDED** to the Department of Building and Housing for supervision and any required further action.

Appellant states that he has been able to address many of the code issues that require general labor and that due to the economy in its current state, and his funding is limited, he would request twelve (12) months to make the home perfect.

Docket A-218-10

10818 Orville Avenue

**WARD: 9
(Kevin Conwell)**

Dario Tompkins – the Board originally heard this case January 05, 2011. The Board granted the Appellant thirty (30) days in which to attempt to resolve issues, and with no activity within thirty (30) days from enactment of this resolution, the property will be **REMANDED** to the Department of Building and Housing for supervision and any required further action.

Appellant would request more time for those issues pertaining to deed/title, which are being handled and should be resolved soon.

APPROVAL OF RESOLUTIONS:

<u>DOCKET/S:</u>	A-285-10	Andrea Jones
	A-289-10	Roberta Eisner
	A-294-10	Daniel Rosales
	A-296-10	Mary L. Blair
	A-299-10	Gregory Patrick
	A-307-10	Latoya Johnson Hunter
	A-312-10	Joseph Clark
	A-316-10	Ohio Property Holdings, LLC
	A-317-10	Christopher K. Latza
	A-320-10	Stephen D. Davis Jr.
	A-327-10	L.A.T. Investment Properties
	A-329-10	Patricia Henderson
	A-330-10	Patricia Henderson
	A-334-10	Donald Richard
	A-335-10	Saunta Jones
	A-336-10	Cole Adams & Erik Bugen
	A-373-10	Steve Allen
	A-374-10	Steve Allen
	A-456-10	The Vietnamese-American
	A-458-10	Marlon Robertson
	A-20-11	Potter's Industries Inc.

APPROVAL OF MINUTES:

March 16, 2011

NOTE:

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

TO: DAVID COOPER, DEPUTY DIRECTOR/CBO

FROM: ANTOINETTE COBB, EXECUTIVE SECRETARY
BOARD OF BUILDING STANDARDS AND BUILDING APPEALS

DATE: MARCH 25, 2011

SUBJECT: REQUEST FOR PRESENCE AT BOARD HEARING

The Board of Building Standards and Building Appeals request the presence of a representative for a Public Hearing on the following Docket/s from the DEPARTMENT OF BUILDING AND HOUSING, and the presence of a representative from the DIVISION OF FIRE on WEDNESDAY, MARCH 30, 2011, at approximately 9:30 A.M.

<u>DOCKET NO.</u>	<u>ADDRESS</u>	<u>INSPECTOR/S</u>
<u>BUILDING:</u>		
A-347-10	3300 WEST 65 TH STREET	J. KASUNICK
A-349-10	18429 ST. CLAIR AVENUE	J. CLARK
A-351-10	12322 SUPERIOR AVENUE	D. MILLER
A-352-10-POSTPONED-	14830 ST. CLAIR AVENUE	D. MILLER
A-369-10-POSTPONED-	4900 LAKESIDE AVENUE	F. CIRVENCIC
A-483-10	1261 WEST 76 TH STREET	R. PATEL
A-81-11	1415 EAST 36 TH STREET	H. HUSSAIN
A-83-11	100 PUBLIC SQUARE	K. MOSER
A-89-11	200 PUBLIC SQUARE	T. WOLOSZ
A-90-11	1320 PROSPECT AVENUE	T. WOLOSZ
<u>HOUSING:</u>		
A-311-10	7912 MARYLAND AVENUE	N. BROWNLEE
A-314-10	12425 PHILLIPS AVENUE	S. GIBSON
A-337-10	2036 WEST BOULEVARD	R. BARNES
A-339-10	2279 EAST 105 TH STREET	R. CATACUTAN
A-342-10	4157 EAST 104 TH STREET	N. BROWNLEE
A-343-10	4320 MEMPHIS AVENUE	W. VAJUSI
		K. McFADDEN
		S. ARNOLD
		D. BASTIAN
		T. BARISIC
A-344-10	12508 GRIFFING AVENUE	B. MORGAN
A-345-10	6907 QUIMBY AVENUE	D. GILYARD
A-348-10-POSTPONED-	18714 MOHAWK AVENUE	F. TROPIANO
A-350-10	8405 CENTRAL AVENUE	L. LOPEZ
A-354-10	9806 PARKVIEW AVENUE	J. KASUNICK
A-355-10	3287 WEST 54 TH STREET	F. TROPIANO
A-357-10	9016 FOLSOM AVENUE	J. DVORAK
A-358-10	900 EAST 146 TH STREET	P. CUFFARI
A-482-10	1814 WEST 48 TH STREET	C. HATCHETT
A-1-11	13612 RUGBY ROAD	
<u>EXTENSION OF TIME:</u>		
A-71-10	3102 CHESTNUTDALE AVENUE	P. DALEY
A-218-10	10818 ORVILLE AVENUE	G. KIDD