

#### **Board of Building Standards**

601 Lakeside Avenue, Room 519 Cleveland, Ohio 44114-1071 Http://planning.city.cleveland.oh.us/bza/bbs.html 216.664.2418

## Agenda

# **BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

Room 514 – City Hall

#### WEDNESDAY, JANUARY 29, 2014

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

Docket A-293-13 6609 Herman Avenue WARD: 15

(Matt Zone)

**John H. Deleva**, Owner of the A-2 Assembly – Nite Clubs, Restaurants Two & One/half Story Wood Frame/Siding Masonry Veneer Property appeals from a **CONDEMNATION OR-DER—MAIN STRUCTURE**, dated November 04, 2013; appellant request an extension of time to evaluate future development opportunities and/or a demolition plan.

Docket A-294-13 4323 Clark Avenue WARD: 3

(Joe Cimperman)

**Wesam Iwais**, Owner of the MXD Mixed Uses – Multiple Uses In One Building Two & One/half Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 22, 2013; appellant request six (6) to eight (8) months to have all the violations corrected.

-POSTPONED- (Rescheduled for February 26, 2014)

Docket A-295-13 4049 Rocky River Drive WARD: 17

(Martin J. Keane)

**Northern Ohio Cleaners C/O James Jallos,** Owner of the M. Mercantile – Retail Shops, Carry-out Food Shops Property from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 05, 2013; appellant is appealing the inspectors **Violation Notice** which requires the repair or replacement of the roof. Appellant maintains that the roof is in good condition and repair.

Docket A-296-13 14114 Miles Avenue WARD: 1

(Terrell H. Pruitt)

**Edward Lawson,** Owner of the B Business – Offices, Laboratories, Adult School One Story Masonry Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 06, 2013; appellant request a ninety (90) day extension of time.

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

Docket A-299-13 3798 East 131<sup>st</sup> Street

WARD: 4 (Kenneth L. Johnson)

Holy Trinity Baptist Church, Owner of the Property appeals from a NOTICE OF CON-DEMNATION ORDER—MAIN STRUCTURE, dated September 26, 2013; appellant request time and states that the building will be torn down by December 2014.

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

Docket A-269-13 3579 West 123<sup>rd</sup> Street WARD: 11

(Dona Brady)

**Robert Caraballo**, Owner of the One Dwelling Unit Single-Family Residence Two Story Frame Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated September 10, 2013; appellant is appealing the **Violation Notice** for more time to look into the cost to repair the porch.

Docket A-271-13 15711 Trafalgar Avenue WARD: 8

(Michael D. Polensek)

**Sandi Investment Group, LLC C/O Nicole Jones,** Owner of the Three Dwelling Units Three-Family Residence Two & One/half Story Masonry Property appeals from a **CON-DEMNATION ORDER—MAIN STRUCTURE,** dated May 24, 2012; appellant request an ex-tension of time to pull all needed permits and correct the violations.

Docket A-284-13 1504 East 106<sup>th</sup> Street WARD: 9

(Kevin Conwell)

**Melvin W. LaPrade**, Owner of the One Dwelling Unit Single-Family Residence Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated August 14, 2013; appellant request time to abate the violations.

Docket A-285-13 867 East 141<sup>st</sup> Street WARD: 10

(Jeffrey Johnson)

**Allen Dennis,** Owner of the One Dwelling Unit Single-Family Residence Two Story Wood Frame/Siding/Masonry Veneer Property appeals from a **CONDEMNATION ORDER—MAIN STRUCTURE**, dated September 01, 2009; appellant request six (6) months to finish repairs on the property.

Docket A-286-13 4574 Broadview Road WARD: 13 (Front/Rear) (Kevin J. Kelley)

Randall J. Roppel, Owner of the Residential Property appeals from an ADJUDICATION HOUSING: PUBLIC HEARING (CONT'D.): 9:30A.M.

### **DOCKET A-286-13 (CONT'D.)**:

ORDER/R106.1.3(5) (Sections—two family dwelling shall be separated by not less than 1 our fire resistance rating when tested in accordance with ASTM E119 or UL 263. R302.3 (wall & ceilings) (Front Unit Only), dated November 11, 2014; and from an ADJUDICATION ORDER/RCO 302.1—Fire Resistant Construction—Per Table R302.1 Walls less than 5

feet from property line requires 1 hour tested in accordance with ASTM E119 or UL 263 with exposure from both sides (Rear Unit Only), dated January 13, 2014; appellant appeals the existing construction, and states that the floors are real 2" X 8" not 1-1/2" X 8". Appellant states that he can add code acceptance #3 insulation under the second floor, if needed. The first floor ceiling is 1" lath and plaster with no air or furnace duct work in or through the floors and walls.

Docket A-287-13 3565 East 153<sup>rd</sup> Street WARD: 1

(Terrell H. Pruitt)

**Gregory Fountain,** Owner of the Property appeals from a **CONDEMNATION ORDER—GARAGE**, dated October 03, 2013; appellant states that due to the current weather conditions regarding any masonry work and budget to have the work done correctly, Appellant would ask the Board to allow these items to be completed in the spring of 2014.

Docket A-290-13 7610 Redell Avenue WARD: 7

(TJ Dow)

**Nelson S. Watts,** Owner of the Two Dwelling Units Two-Family Residence Two Story Masonry Walls/Wood Floors Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 13, 2013; appellant request an extension of time to abate the violations.

Docket A-291-13 3385 West 67<sup>th</sup> Street WARD: 14

(Brian J. Cummins)

**Karen & Richard Zacharias,** Owners of the One Dwelling Unit Single-Family Residence Three Story Wood Frame/Siding/Masonry Veneer Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 05, 2013; appellants request six (6) months in which to abate the violations.

Docket A-292-13 3804 Leopold Avenue WARD: 13

(Kevin Kelley)

**William Stefaniuk,** Owner of the One Dwelling Unit Single-Family Residence Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 04, 2013; appellant states that without a survey to determine if the wall belong to him or if an easement exists that allows the church to repair, replace, or maintain the wall; that the collapse of the wall appears to have been caused by the adjacent church property pushing against the wall over the years; that if after a survey is provided by the City or adjacent property owners to see if the retaining wall is on his side of the property line, and that it is unclear why the responsibility to repair the wall does not fall on the owners of the adjacent church property. **HOUSING: PUBLIC HEARING (CONT'D.):** 9:30A.M.

#### **DOCKET A-292-13 (CONT'D.):**

Appellant is appealing the **Violation Notice** and cannot be expected to undertake costly repairs or replace the retaining wall that has collapsed onto his property. To expect him to do so for the benefit of the adjacent property is unreasonable.

Docket A-297-13 2935 East 126<sup>th</sup> Street WARD: 4

(Kenneth L. Johnson)

**Frances Eacho**, Owner of the Residential Property appeals from a **LIMITATION ON THE PERMITS**, dated June 06, 2013; appellant request a twelve (12) month **Extension of Time** on the permits to complete the repairs do to the weather and vandalism.

Docket A-298-13 1219 East 111<sup>th</sup> Street WARD: 9

(Kevin Conwell)

**Billy J. Shrozier Jr.**, Owner of the Residential Property appeals from a **LIMITATION ON THE PERMITS**, dated June 06, 2013; appellant request four (4) to six (6) more months to complete the remaining violations on the property, stating that a lot of the violations have been corrected.

Docket A-300-13 11823 Carrington Avenue WARD: 16

(Martin J. Sweeney)

**Santo J. Loparo,** Owner of the One Dwelling Unit Single-Family Residence One & One/half Story Frame Property appeals from a **NOTICE OF VIOLATION—FIRE DAMAGE**, dated November 19, 2013; appellant states that he is currently work with his insurance company and that it has not been finalized yet, and that due to the amount of interior damage, appellant is asking for a six (6) month extension of time to hire a contractor and abate the violations.

Docket A-301-13 15022 Triskett Road WARD: 17

(Martin J. Keane)

**Sandra L. May,** Owner of the Two Dwelling Units Two-Family Residence Two Story Masonry Walls/Wood Floors Property appeals from a **NOTICE OF VIOLATION—EXTERIOR MAINTENANCE**, dated November 13, 2013, appellant request an extension of time to complete the work, stating that she was not been given sufficient time for compliance, and would therefore need time to hire the proper contractor and to submit plans to obtain permits.

#### **EXTENSION OF TIME:**

Docket A-72-13 2200 Althen Avenue WARD: 14 (Brian J. Cummins)

**Richard Sanchez,** Owner—this case was heard June 19, 2013, at which time the Board granted the Appellant two (2) weeks in which to obtain all required permits and one hundred **EXTENSION OF TIME (CONT'D.)**:

## DOCKET A-72-13 (CONT'D.):

eighty (180) days in which to complete abatement of the violations, with the exterior work to be done first, and that extensions may be granted by the inspector on satisfactory work progress; the property is **REMANDED** at this time to the Department of Building and Housing for supervision and any required further action.

Appellant is requesting a one (1) year **Extension of Time** to complete abatement of the violations due to his finances.

#### **APPROVAL OF RESOLUTIONS:**

DOCKET/S:	A-264-13	Marco Noce
	A-265-13	Marco Noce
	A-266-13	Luis R. & Regina M. Vizcarrondo
	A-268-13	George Kevin Monroe
	A-270-13	James Pratt
	A-272-13	Roger Abboud
	A-273-13	Georgi Stankov
	A-274-13	Pruitt Investment, LLC
	A-276-13	Jim Walls
	A-277-13	LaSandra Johnson
	A-278-13	Aeon Financial, LLC
	A-280-13	Vardeh LLC
	A-283-13	Melvin Lyons Jr.
	A-289-13	Kimberly J. King-Champman
	A-2-14	Heritage Development

# **APPROVAL OF MINUTES:**

January 15, 2014

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

TO: DAVID COOPER, DEPUTY DIRECTOR/CBO

FROM: ANTOINETTE COBB, EXECUTIVE SECRETARY

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS** 

**DATE: JANUARY 24, 2014** 

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 <u>DEPARTMENT OF BUILDING AND HOUSING</u>, and the presence of a representative from the <u>DIVISION OF FIRE</u> on <u>WEDNESDAY</u>, <u>JANUARY 29</u>, <u>2014</u>, at approximately 9:30 A.M.

DOCKET NO.	ADDRESS	INSPECTOR/S
BUILDING: A-293-13 A-294-13 A-295-13-POSTPONED- A-296-13 A-299-13	6609 HERMAN AVENUE 4323 CLARK AVENUE 4049 ROCKY RIVER DRIVE 14114 MILES AVENUE 3798 EAST 131 <sup>ST</sup> STREET	Z. ZRONEK F. CIRVENCIC M. GRGIC P. CUFFARI P. CUFFARI
HOUSING: A-269-13 A-271-13 A-284-13 A-285-13 A-286-13	3579 WEST 123 <sup>RD</sup> STREET 15711 TRAFALGAR AVENUE 1504 EAST 106 <sup>TH</sup> STREET 867 EAST 141 <sup>ST</sup> STREET 4574 BROADVIEW ROAD	R. DERRETT D. GILYARD L. LOPEZ C. HATCHETT R. WELLS
A-287-13 A-290-13 A-291-13 A-292-13 A-297-13	(FRONT/REAR) 3565 EAST 153 <sup>RD</sup> STREET 7610 REDELL AVENUE 3385 WEST 67 <sup>TH</sup> STREET 3804 LEOPOLD AVENUE 2935 EAST 126 <sup>TH</sup> STREET	G. BLOCKUM C. DAVIS M. McGINLEY P. DALEY M. IWAN M. BEACOAT
A-298-13 A-300-13	1219 EAST 111 <sup>TH</sup> STREET  11823 CARRINGTON AVENUE	D. COOLEY R. OSSOVICKI D. COOLEY D. BASTIAN R. FORRESTER N. HALLORAN W. CARABALLO
A-301-13	15022 TRISKETT ROAD	C. DAVIS
EXTENSION OF TIME: A-72-13	2200 ALTHEN AVENUE	C. DAVIS