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Board of Building Standards and Building Appeals

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Agency: [Cleveland Board of Building Standards and Building Appeals](#)

Date: July 17, 2024

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Summary

- It seems to be important to appear before the board if you're appealing property violations. The board denied every appeal that didn't have a representative present.
- It appears the board stands ready to work with violators and it may be helpful for appellants to log and document their communication with city officials from the Board of Building Standards and Building Appeals.

Follow-Up Questions

- Would the city offer financial assistance for what could be costly repairs and upgrades?
- How is the city staff's communication with the constituents?

Notes

The Wednesday July 17, 2024, Board of Building Standards and Building Appeals took place at Cleveland City Hall, room 514, and on [YouTube](#). The meeting got off to a late start; agenda said 9:30 a.m., didn't start until 9:47 a.m. There were a few interruptions along the way with technical difficulties.

Carmella Davis, the board's executive secretary, got things under way. There were other participants as well, including three voting board members: Patrick Gallagher, chair; Howard Bradley; and Peggy Lipscomb. Glenn Murray, acting chief building official, and Dan Jacobson, City of Cleveland legal counsel, all worked in tandem with board members to clear a long [agenda](#).

The board began with the building docket:(1) docket A-43-42, 2184 W. 85th St.: Property remanded to the Cleveland Building & Housing Department; appellant did not appear

and was denied more time to fix violations.

(2) docket A-51-24 was rescheduled, but I'm not sure why.

(3) docket A-94-24, 2163 E. 78th St.: Property remanded; appellant did not appear and was denied more time to fix violations.

(4) docket A-98-24, 3412 E. 145 St.: Appellant Vannel Dzigba answered questions from the board and city officials and was given six additional months to complete repairs going forward.

(5) docket A-100-24, 3373 E. 93 St.: Property remanded; appellant did not appear and was denied more time to fix violations.

The board then switched to the housing docket.

(6) docket-A-46-24, 3457 W. 41 St.: Appellant Margarita Roman represented her father, who she said recently had a stroke and was not present. She was approved for a five to six month extension provided she submitted signed authority within two weeks on her father's behalf.

(7) docket A-47-42, 3630 E. 112th St.: Property remanded; appellant did not appear and was denied more time to fix violations.

(8) docket A-50-24, 11310 Florian Ave.: Property remanded; appellant did not appear and was denied more time to fix violations.

(9) docket A-52-24, 9331 Pratt Ave.: Courtney Musick of (DAKM Holdings LLC) was present on Zoom. She led a spirited debate on her behalf. This back-and-forth exchange lasted a good 20 to 25 minutes. She said a Cleveland building inspector Mike Smith was overly aggressive with what he wanted to inspect from the start and dropped the ball on email communications, including typos. Long story short, Musick was approved for a six-month extension to complete work and 30 days to pull permits for the work.

(10) docket A-53-24, 3788 Lee Heights Blvd.: Property remanded; appellant did not appear and was denied more time to fix violations.

(11) docket A-54-24, 15530 Munn Rd.: John DeBarr appeared and was approved more time for repairs to Nov. 16.

(12) docket A-55-24, 15700 Leigh Ellen Ave.: Property remanded; appellant did not appear and was denied more time to fix violations.

(13) docket A-56-25, 4421 W. 11th St.: Property remanded; appellant did not appear and was denied more time to fix violations (fire damage).

(14) docket A-57-24, 9721 Union Ave.: Property remanded; appellant did not appear and was denied more time to fix violations.

(15) docket A-59-24, 10531 Columbia Ave.: Property remanded; appellant did not appear and was denied more time to fix violations.

(16) docket A-60-24, 11204 Parkview Ave.: approved for six additional months to correct violations and 30 days to pull permits.

(17) docket A-86-24, 2968 E. 67th St.: Property remanded; appellant did not appear and was denied more time to fix violations.

(18) docket A-95-24, 3855 W. 31st St.: Property remanded; appellant did not appear and was denied more time to fix violations.

(19) docket A-96-24, 12808 Woodside Ave.: Property remanded; appellant did not appear and was denied more time to fix violations.

(20) docket A-97-24, 12808 Cumberland Rd.: Property remanded; appellant did not appear and was denied more time to fix violations.

(20) docket A-101-24, 1283 W. 106th St.: Cecilia Li and Felipe de Freitas appealed their condemnation notice. They want to tear down following a fire so they can rebuild on the site. However, the city is investigating the fire as a case of arson, and the prosecutor says demolition cannot happen. Since demolition of the structure is subject to the city's timeline anyway, the board denied the request to give the appellants a specific extension to address violations.

Lastly, the board considered approving variances from the city's building and housing code.

(21) docket A-404-23 and A-111-24: adjudication order Playhouse Square's Tom Einhouse speaking by WebEx was seeking to vary from code that states a fire service line can

supply no more than one building. A Division of Fire official was present on WebEx and said the division didn't agree but accepted the proposal. The city building department agreed to the variance with the stipulation that it must be reviewed by the city law department. The board approved the request.

(22) docket A-6-24: Julie Mallett spoke about this. [Sisters Haven](#), an outreach nonprofit in the community at large that serves women's needs and their children, requested a variance. The issue was with having a small space that wouldn't accommodate wheelchair accessibility. However, Sisters Haven partners with other similar agencies in the community that can accommodate such needs and has plans for an elevator lift in the future. The board granted the variance.

Meeting for the Board of Building Standards and Building Appeals was adjourned at 11:57 a.m. on July 17.

Best of regards!

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.