**Wednesday, March 13, 2024**

**AGENDA**

**BOARD OF BUILDING STANDARDS AND BUILDING APPEALS**

**NOTICE of PUBLIC HEARING**

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

**9:30am Eastern Standard Time BBSA@clevelandohio.gov**

**Download the WebEX Desktop App or the mobile App from the WebEX website at**

**https://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**](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**](https://help.webex.com/en-us/bksp8r/Join-a-Meeting-from-the-Webex-Meetings-Desktop-Appor-Mobile-App)

**Email:** [**cdavis@clevelandohio.gov**](mailto:cdavis@clevelandohio.gov) **to receive the calendar invite (This invite is for testament/witness purposes only.**

**PUBLIC HEARINGS WILL BE STREAMED LIVE ON YouTube:**

[**https://www.youtube.com/channel/UCB8ql0Jrhm\_pYIR1OLY68bw/**](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Adjudication Order Building: Docket A-15-24**

**1865 West 22nd Street**

**Ward: 3 (Kerry McCormack)**

**1865 West 22ND Street LLC**, Owner of the R-2 Residential-Permanent Housing (Shared Egress) Structure appeals **ADJUCICATION ORDER B23003286---03,**

**1.OBC 106.1.1 Information on Construction Documents (a,b,c,d,e,f,g,h,i,j,k,l,m,no,p,q,r,s,t,u,v,w,x,y,z,aa); 2. OBC 406.3.1 Classification; 3. OBC 905.8 Dry Standpipes; 4. OBC 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance; 5. OBC 1010.1.2.1 Direction of Swing; 6. OBC 1011.6 Stairway Landings; 7. OBC 1014.6 (a,b,c); Handrail Extensions; 8. OBC 1014.7 Clearance; 9. 1030.1 General; 10. OBC 1104.5 Location; 11. OBC 1106.1 Required; 12. OBC 3002.4 Elevator Car to Accommodate Ambulance Stretcher (a);13. OBC 3412.6.3 Compartmentation per Table 3412.6.3 Compartmentation Values; 14. OBC 3412.6.13 (a,i,ii); Maximum exit travel distance, OBC 1016.1 General ,OBC 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance, 1006.3.1 Egress Based on Occupant Load; 15. OBC 3412.6.14 Elevator Control; 16. OBC 3412.6.17 Automatic Sprinklers; 17. OBC 3412.6.18 Standpipes; 18. OBC 3412.9 Evaluation of Building Safety (a),** dated January 9, 2024, appellant isrequesting a variance.

**Building: Docket A-196-23**

**9212 Madison Avenue #4 AKA 1E**

**WARD: 15 (Jenny Spencer)**

**Huriye Tugce Kirca,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 15, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-197-23**

**9212 Madison Avenue #6 AKA 3E**

**WARD: 15 (Jenny Spencer)**

**Serdar Mutlu,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 14, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-198-23**

**9212 Madison Avenue #1 AKA 1D**

**WARD: 15 (Jenny Spencer)**

**Huriye Tugce Kirca,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 14, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-199-23**

**9212 Madison Avenue #2 AKA 2D**

**WARD: 15 (Jenny Spencer)**

**Oztemel LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-200-23**

**9212 Madison Avenue #5 AKA 2E**

**WARD: 15 (Jenny Spencer)**

**Oztemel LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 14, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-201-23**

**9212 Madison Avenue #9 AKA 3F**

**WARD: 15 (Jenny Spencer)**

**Serdar Mutlu,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 15, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-202-23**

**9212 Madison Avenue #12 AKA 3C**

**WARD: 15 (Jenny Spencer)**

**Serdar Mutlu,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 13, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-203-23**

**9212 Madison Avenue #19 AKA 3A**

**WARD: 15 (Jenny Spencer)**

**Serdar Mutlu,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 20, 2023; appellant is requesting for time to complete abatement of the

violations.

**Building: Docket A-204-23**

**9212 Madison Avenue #16 AKA 3B**

**WARD: 15 (Jenny Spencer)**

**Serdar Mutlu,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 14, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-205-23**

**9212 Madison Avenue #17 AKA 1A**

**WARD: 15 (Jenny Spencer)**

**Sarikurt LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-206-23**

**9212 Madison Avenue #15 AKA 2B**

**WARD: 15 (Jenny Spencer)**

**Duygu Kizilgunes,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-207-23**

**9212 Madison Avenue #14 AKA 1B**

**WARD: 15 (Jenny Spencer)**

**Serhat Cetin,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 14, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-208-23**

**9212 Madison Avenue #18 AKA 2A**

**WARD: 15 (Jenny Spencer)**

**Polat Tekay/Sinah Ozcan** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 15, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-209-23**

**9212 Madison Avenue**

**WARD: 15 (Jenny Spencer)**

**Coastal Line Homes LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-NO PERMIT,** dated June 20, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-210-23**

**9212 Madison Avenue #7 AKA 1F**

**WARD: 15 (Jenny Spencer)**

**Sky Rock Investments LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 16, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-211-23**

**9212 Madison Avenue EXTERIOR**

**WARD: 15 (Jenny Spencer)**

**Coastal Lines Homes LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 13, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-212-23**

**9212 Madison Avenue #8 AKA 2F**

**WARD: 15 (Jenny Spencer)**

**Fatma Meltem Tursucu Kalyon,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 15, 2023; appellant is requesting for time to complete abatement of the violations.

**Building**: **Docket A-213-23**

**9212 Madison Avenue COMMON AREA**

**WARD: 15 (Jenny Spencer)**

**Coastal Line Homes LLC,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 13, 2023; appellant is requesting for time to complete abatement of the violations.

**Building**: **Docket A-214-23**

**9212 Madison Avenue #10 AKA 1C**

**WARD: 15 (Jenny Spencer)**

**Baris Alican Akca,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 13, 2023; appellant is requesting for time to complete abatement of the violations.

**Building: Docket A-215-23**

**9212 Madison Avenue #11 AKA 2C**

**WARD: 15 (Jenny Spencer)**

**Ulkan Efe Yesil,** Owner of the R-2 Residential-Non-transient; Apartments (Shared Egress) 18 Dwelling Units Three Story Masonry walls/Wood Floors Frame Structure appeals from a **NOTICE OF VIOLATION-INTERIOR/EXTERIOR MAINTENANCE,** dated June 14, 2023; appellant is requesting for time to complete abatement of the violations.

**APPROVAL OF RESOLUTIONS**

**DOCKET/S:**

**A-396-23 PSC Bulkley Building LLC**

**A-25-24 Patrick Cummings**

**APPROVAL OF MINUTES**

**February 28, 2024**

**Memo**

City of Cleveland

Frank G. Jackson, Mayor

To: Tom Vanover, Commissioner/CBO

From: Carmella Davis, Executive Secretary

Board of Building Standards and Building Appeals

Date: March 1, 2024

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 13, 2024,** at approximately 9:30 A.M. via WebEX.

**DOCKET NO. ADDRESS INSPECTOR/S**

A-196-23 9212 Madison #4 AKA 1E R. Derrett

A-197-23 9212 Madison #6 AKA 3E G. Conwell

A-198-23 9212 Madison #1 AKA 1D G. Conwell

A-199-23 9212 Madison #2 AKA 2D R. Derrett

A-200-23 9212 Madison #5 AKA 2E G. Conwell

A-201-23 9212 Madison #9 AKA 3F G. Conwell

A-202-23 9212 Madison #12 AKA 3C R. Derrett

A-203-23 9212 Madison #19 AKA 3A R. Derrett

A-204-23 9212 Madison #16 AKA 3B R. Derrett

A-205-23 9212 Madison #17 AKA 1A R. Derrett

A-206-23 9212 Madison #15 AKA 2B R. Derrett

A-207-23 9212 Madison #14 AKA 1B R. Derrett

A-208-23 9212 Madison #18 AKA 2A G. Conwell

A-209-23 9212 Madison R. Derrett

A-210-23 9212 Madison #7 AKA 1F R. Derrett

A-211-23 9212 Madison Exterior R. Derrett

A-212-23 9212 Madison #8 AKA 2F R. Derrett

A-213-23 9212 Madison Common Area R. Derrett

A-214-23 9212 Madison #10 AKA 1C R. Derrett

A-215-23 9212 Madison #11 AKA 2C R. Derrett

A-15-24 1865 W. 22 T. Vanover