

PT/SSW

THE CITY OF CLEVELAND
DEPARTMENT OF BUILDING & HOUSING
DIVISION OF CODE ENFORCEMENT
601 LAKESIDE AVE. CLEVELAND, OH 44114

NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 18

ISSUE DATE: 8/16/2021

CENSUS TRACT: 101101

PPN: 00107062

PROP. ADDRESS: 1323 W 93rd ST, Cleveland, OH
44102

AKA: 1321 W. 93rd St

----- RESPONSIBLE PARTY(S) -----

14221 Glenside, LLC
P.O. Box 18526
CLEVELAND, OH 44118

14221 Glenside, LLC
1323 W 93rd St Cleveland, Oh 44102

14221 Glenside, LLC
34050 Solon Rd # 100, Solon, Oh 44139

14221 Glenside, LLC
C/O Sigalit Fochs 14100 Cedar Rd, University Heights, Oh 44121

OCCUP./USE: 2DU Two-family Residence

INSPECTION DATE: 08/06/2021

KIND OF STRUCTURE: 2 Sty. Frame

VIOLATION #: V21022981

ZONING DISTRICT: Multi-Family

NUMBER OF DWELLING UNITS: 2

TYPE OF VIOLATION: Interior/Exterior Maintenance

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the issuance date on this notice. The appeal must be filed at:

Cleveland City Hall
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-
3744

EMAIL: aarnold@city.cleveland.oh.us

| SEQ NO | COMPLY DATE | NATURE OF VIOLATION | COMMENTS |
|--------|-------------|---|----------|
| 1 | 09/15/2021 | 2.3 [367.04/367.07] DETERIORATED ROOF - RAFTERS, JOISTS, ROOF DECK | |
| 2 | 09/15/2021 | 5.0 [367.04/367.07] SECURE THE REQUIRED PERMITS FROM THE DEPARTMENT OF BUILDING PRIOR TO MAKING ANY REPAIR OR STARTING DEMOLITION | |

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EMAIL: aarnold@city.cleveland.oh.us

3 09/15/2021

NOTICE OF VIOLATION OF BUILDING
ORDINANCES

PURSUANT TO
SECTION 3103.09,
367.04,369.19 AND
369.21 OF THE
CODIFIED
ORDINANCES OF THE
CITY OF CLEVELAND,
THE COMMISSIONER
OF BUILDING AND
HOUSING DOES
HEREBY DECLARE
THE STRUCTURE
KNOWN AS AND
LOCATED AT:
[ADDRESS] TO BE A
PUBLIC NUISANCE IN
THAT IT
CONSTITUTES AN
EMMINENT DANGER
AND PERIL TO
HUMAN LIFE AND
PUBLIC HEALTH,
SAFETY AND
WELFARE, AND THAT
THE AFORESAID
CONDITION
CONSTITUTES AN
EMERGENCY.
THEREFORE, YOU
ARE HEREBY
NOTIFIED THAT THE
CITY OF CLEVELAND
PURSUANT TO SAID
SECTION
3103.09,367.04,369.19
AND 369.21 OF THE
CODIFIED
ORDINANCES WILL
SUMMARILY ABATE
SAID PUBLIC
NUISANCE CREATED
AS A RESULT OF
SAID EMERGENCY BY
DEMOLITION OF THE
STRUCTURE IF THE
VIOLATIONS LISTED
IN THE ATTACHED
NOTICE ARE NOT
ENTIRELY
CORRECTED BY THE
DATE SET FORTH IN
SAID NOTICE.

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4 09/15/2021

[367.04/367.07] CONDEMNATION:
(DETERIORATED GARAGE) 100% THE
DANGEROUS CONDITIONS PRESENTED BY
THIS STRUCTURE SHALL BE ABATED.
DEMOLISHING THE STRUCTURE AND
REMOVING ALL DEBRIS FROM THE
PREMISES; OR CORRECTING THE
VIOLATIONS SET OUT BELOW AFTER ALL
REQUISITE PLANS AND SPECIFICATIONS
HAVE BEEN SUBMITTED TO ALL
DEPARTMENT OF BUILDING AND HOUSING,
AND ALL REQUISITE PERMITS HAVE BEEN
OBTAINED, ALL IN CODIFIED ORDINANCES
OF THE CITY OF CLEVELAND AND WITH THE
OHIO BUILDING CODE. PENDING THE
CORRECTION OF VIOLATIONS, THIS
STRUCTURE MAY BE EFFECTIVELY
BOARDED PURSUANT TO THE PROVISIONS
OF SECTION 3103.09(D) (4) OF THE
CODIFIED ORDINANCES OF THE CITY OF
CLEVELAND, OHIO 1976, PROVIDED A
PERMIT TO EFFECTIVELY BOARD IS
OBTAINED WITHIN SEVEN (7) DAYS OF
RECEIPT OF THIS NOTICE. FAILURE TO
ACQUIRE A REHABILITATION PERMIT
WITHIN THIRTY (30) DAYS OF ISSUANCE OF
PERMIT TO BOARD SHALL RESULT IN THE
STRUCTURE BEING SCHEDULED FOR
DEMOLITION.

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OCCUP./USE: 2DU Two-family Residence

INSPECTION DATE: 08/06/2021

KIND OF STRUCTURE: 2 Sty. Frame

VIOLATION #: V21022180

ZONING DISTRICT: Multi-Family

NUMBER OF DWELLING UNITS: 2

TYPE OF VIOLATION: Interior/Exterior Maintenance

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| SEQ NO | COMPLY DATE | NATURE OF VIOLATION | COMMENTS |
|--------|-------------|---|---|
| 1 | 09/15/2021 | 11[369.13]: THERE IS LOOSE, PEELING, AND/OR HANGING MATERIAL. THE SPECIFIC LOCATION IS: | Throughout unit |
| 2 | 09/15/2021 | 12[369.15(a)]: THE EXTERIOR WOOD TRIM IS IN NEED OF PAINTING. | |
| 3 | 09/15/2021 | 13[369.13]: THE FASCIA OR GUTTER BOARD IS DETERIORATED, LOOSE, BROKEN, MISSING, AND/OR IN NEED OF REPAIR. | |
| 4 | 09/15/2021 | 15[369.13]: THE SOFFIT IS DETERIORATED, LOOSE, BROKEN, MISSING, AND/OR IN NEED OF REPAIR. | |
| 5 | 09/15/2021 | 17[369.13] THE INTERIOR WINDOW(S) IS INOPERABLE AND NEEDS REPAIR. THE SPECIFIC LOCATION IS: | Windows that are designed to open are to open and remain open |
| 6 | 09/15/2021 | 18[369.13] THE INTERIOR WINDOW HARDWARE BROKEN OR NEEDS REPAIR. THE SPECIFIC LOCATION IS: | Throughout unit |
| 7 | 09/15/2021 | 18[369.13]: THE EXTERIOR WINDOW UNITS AND/OR WINDOW TRIM IS IN NEED OF PAINTING. | |
| 8 | 09/15/2021 | 19[369.13]: THE EXTERIOR WINDOW GLASS IS BROKEN, CRACKED, MISSING, IN NEED OF PUTTY, AND/OR IN NEED OF REPAIR. | |
| 9 | 09/15/2021 | 22[369.13(B)]: THE INTERIOR HANDRAIL AND/OR GUARD IS MISSING, LOOSE, NOT SECURED PROPERLY, AND/OR IN NEED OF REPAIR. THE SPECIFIC LOCATION IS: | Common hallways |
| 10 | 09/15/2021 | 22[369.13]: THE EXTERIOR ENTRY DOOR, AND/OR DOOR TRIM, IS IN NEED OF PAINTING. | |
| 11 | 09/15/2021 | 30[369.13]: THE PORCH SYSTEM, EXTERIOR STAIRWAY SYSTEM, PORCH TRIM, OR PARTS OF, CONTAINS DETERIORATED, LOOSE, BROKEN, MISSING MEMBERS, AND/OR IN NEED OF REPAIR. THE SPECIFIC LOCATION IS: | Back porch |
| 12 | 09/15/2021 | 31[R312.2]: THE PORCH SPINDLE OPENINGS ARE TOO LARGE.(4" MAX.) | |
| 13 | 09/15/2021 | 40[369.12]: ELECTRIC LIGHT FIXTURE(S) ARE BROKEN, INOPERABLE, NOT PROPERLY SUPPORTED AND/OR HANGING BY THE CONDUCTORS. THE SPECIFIC LOCATION IS: | Basement |
| 14 | 09/15/2021 | 43[369.12]: THE ELECTRICAL SWITCHES AND RECEPTACLE COVER PLATES ARE BROKEN OR MISSING. THE SPECIFIC LOCATION IS: | Throughout unit |
| 15 | 09/15/2021 | 4[369.02(a)]: A SMOKE DETECTOR IS NOT INSTALLED IN/OR ADJACENT TO THE SLEEPING AREA | |
| 16 | 09/15/2021 | 5[392.02(a)]: A SMOKE DETECTOR IS NOT INSTALLED ON EACH STORY OF THE DWELLING STRUCTURE | |

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| | | | |
|----|------------|---|----------------------|
| 17 | 09/15/2021 | 61[3101.10(e)]: THE PREMISES SHALL BE MAINTAINED FREE OF ANY DEBRIS, MATERIAL OR CONDITION WHICH MAY CREATE A HEALTH, ACCIDENT OR FIRE HAZARD, OR WHICH IS A PUBLIC NUISANCE. SPECIFICALLY: | Tires |
| 18 | 09/15/2021 | 67[369.13(B)]: THE FURNACE FILTERS ARE MISSING, IN NEED OF CLEANING, REPAIR, AND/OR REPLACEMENT | Return air duct |
| 19 | 09/15/2021 | 6[369.13]: THE DOWNSPOUTS ARE DETERIORATED, DAMAGED, LEAKING, MISSING, HANGING, LOOSE, NOT PROPERLY SECURED, IN NEED OF CLEANING, NOT CEMENTED OR SECURED INTO THE CROCK, AND/OR IN NEED OF REPAIR. | |
| 20 | 09/15/2021 | 6[392.02(a)]: A SMOKE DETECTOR IS NOT INSTALLED IN THE CELLAR OR BASEMENT | |
| 21 | 09/15/2021 | 70[369.13] THE REGISTER COVERS ARE BROKEN OR MISSING. THE SPECIFIC LOCATION IS: | |
| 22 | 09/15/2021 | 8[369.15(a)]: THE EXTERIOR WALL SIDING IS LOOSE, BROKEN, DETERIORATED, MISSING, AND/OR IN NEED OF REPAIR. | |
| 23 | 09/15/2021 | 8[369.17]: THE STRUCTURE IS INFESTED WITH ROACHES, FLEAS, ANTS, TERMITES, AND/OR RODENTS. | Rodents |
| 24 | 09/15/2021 | 9[369.15(a)]: THE EXTERIOR SIDING HAS PEELING PAINT AND/OR IS NOT MAINTAINED WEATHER RESISTANT (PAINT). | |
| 25 | 09/15/2021 | [369.05]: THE LIGHT IS DEFICIENT | Basement |
| 26 | 09/15/2021 | [369.13]: All installations, components and materials must be maintained to perform in the way they were designed and intended. | CO2 Detectors needed |

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[392.021/ 392.06]Carbon Monoxide Alarms;
Installation Required in Rental Dwelling Units

(a) It shall be responsibility of the owner of each new and existing unit intended for rental purposes, within which fuel-fired appliances exist, to install carbon monoxide alarm in each residential dwelling unit.

(b) The carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in each residential dwelling unit. When sleeping areas are not fully enclosed or separated from other living areas within a dwelling unit, the carbon monoxide alarm shall be installed nearest the area designated for sleeping, as per the manufacturer's specifications.
Alarms shall be clearly audible in all bedrooms within the sleeping area or dwelling unit when all intervening doors are closed.

(c) Every carbon monoxide alarm shall comply with all applicable federal and state regulations and with Underwriters Laboratories standard 2034, and shall be installed in accordance with the manufacturer's installation instructions.

(d) Where a dwelling is occupied by a person who is deaf or hearing impaired and a written request for the installation of a carbon monoxide alarm is received by the owner from an occupant dwelling, a carbon monoxide alarm shall be installed by the owner which provides visual or vibratile signal sufficient to warn the deaf or hearing impaired individual when activated.

(e) Carbon monoxide alarms in new construction shall be installed as required by the Building Code.

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