



COMMON PLEAS COURT  
CUYAHOGA COUNTY, OHIO

DESIGNATION FORM TO BE USED TO INDICATE THE CLASSIFICATION OF THE CAUSE

William Novak  
Plaintiff

Case #

vs.

City of Lakewood  
Defendant

Judge:

Judge: NANCY R MCDONNELL

CV 11 745354

A 11:45

Has this case been previously filed & dismissed? Yes  No

Case #: \_\_\_\_\_ Judge: \_\_\_\_\_

Is this case related to any cases now pending or previously filed Yes  No

Case #: \_\_\_\_\_ Judge: \_\_\_\_\_

**CIVIL CLASSIFICATIONS:** Place an (X) in ONE Classification Only.

**Professional Torts:**

- 1311 Medical Malpractice
- 1315 Dental Malpractice
- 1316 Optometric Malpractice
- 1317 Chiropractic Malpractice
- 1312 Legal Malpractice
- 1313 Other Malpractice

**Foreclosures:**

- Utilize Separate Foreclosure Designation Form

**Commercial Docket:**

- 1386 (Temp.Sup.R. 1.03)

**Product Liability:**

- 1330 Product Liability

**Administrative Appeals:**

- 1540 Employment Services
- 1551 Other

**Other Torts:**

- 1310 Motor Vehicle Accident
- 1314 Consumer Action
- 1350 Misc Tort

**Other Civil:**

- 1500 Replevin/Attachment
- 1382 Business Contract
- 1384 Real Estate Contract
- 1390 Cognovit Contract
- 1391 Other Contract
- 1490 Foreign Judgement
- 1491 Stalking Civil Protection Order
- 1501 Misc Other
- 1502 Petition to contest Adam Walsh Act

**Workers Compensation:**

- 1550 Workers Compensation
- 1531 Workers Comp. Asbestos

**Amount of Controversy:**

- None Stated
- Less than \$25,000
- Prayer Amount \_\_\_\_\_

**Parties have previously attempted one of the following prior to filing:**

- Arbitration
- Early Neutral Evaluation
- Mediation
- None

I certify that to the best of my knowledge the within case is not related to any now pending or previously filed, except as noted above.

Zingale & Zingale  
Firm name (Print or type)

Sam Z. Zingale  
Attorney of Record (Print or type)

20033 Detroit Rd, Ste F  
Address

[Signature]  
Signature

Rocky River, OH 44116  
Address

SamZingale@ZingaleLaw.com  
Email Address

(216) 570-5925  
Phone

IN THE COURT OF COMMON PLEAS  
CUYAHOGA COUNTY, OHIO

\$ 100 DEPOSITED  
JAN 17 2011  
SECURE COSTS  
GERALD E. FLEURY, Clerk of Courts  
PER [Signature] DEPUTY

William Novak  
14903 Clifton Boulevard, Apt. 4  
Lakewood, Ohio 44107

Appellant,

vs.

City of Lakewood  
Division of Housing and Building  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Appellee.

In re: 14903 and 14909 Clifton Boulevard  
Lakewood, Ohio 44107

Complaint  
NANCY R MCDONNELL  
CV 11 745354

NOTICE OF APPEAL OF FINAL  
ORDER OF THE CITY  
OF LAKEWOOD BOARD OF  
BUILDING STANDARDS  
PURSUANT TO ORC § 2506.01

Now comes the Appellant, William Novak, owner of the properties located at 14903 and 14909 Clifton Boulevard, Lakewood, Ohio, by and through his attorney, Sam Z. Zingale, and hereby gives notice pursuant to O.R.C. § 2506.01 that he is appealing the final Order issued by the City of Lakewood Board of Building Standards on December 9, 2010, that the structures located on the subject properties are declared a public nuisance pursuant to Lakewood City Ordinance 40-09, Sections 1306.521 and 1306.522 and the intent to repair or demolish subject properties. A copy of that Order is attached as Exhibit "A".

Pursuant to O.R.C. § 2509.09 and App. R.7(A), a Motion for a Stay of Execution enforcing the City of Lakewood's Order is attached to this Notice of Appeal.

Respectfully Submitted,



Sam Z. Zingale (0081430)  
Attorney for Appellant  
20033 Detroit Rd., Suite F

CV11745354


66720480



Rocky River, Ohio 44116  
Phone: 440.356.6520  
Fax: 440.356.6530  
[samzingale@zingalelaw.com](mailto:samzingale@zingalelaw.com)

**CERTIFICATE OF SERVICE**

I, Sam Z. Zingale, certify that the foregoing Notice of Appeal was sent by ordinary United States mail to the City of Lakewood, Division of Housing and Building, 12650 Detroit Avenue, Lakewood, Ohio 44107 on the 7<sup>th</sup> day of January 2011.



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Sam Z. Zingale  
Attorney for Appellant



BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5936  
www.onelakewood.com

William T. Novak  
P.O. Box 20  
Athens, Ohio 45701

Re: **Dockets 11-79-10 and 11-80-10**  
**14903 and 14909 Clifton Boulevard**  
*Deferred from November*

Dear Mr. Novak:

At the December 9th, 2010 meeting, the Board of Building Standards/Architectural Board of Review/Sign Review considered a request for review and approval for an Appeal of the order declaring the properties a nuisance pursuant to Ordinance 40-09, Sections 1306.521 and 1306.522.

The Board decided to **DENY** the appeal.

As stated at the meeting, if you choose to pursue the issue, you would appeal the decision to the Court of Common Pleas.

Sincerely,

Dru Siley  
Board Secretary  
Assistant Director, Planning and Development

cc: Sam Zingale, Attorney

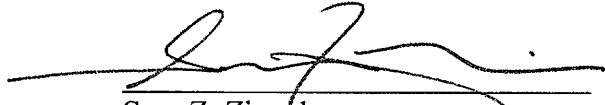
Exhibit A



Rocky River, Ohio 44116  
Phone: 440.356.6520  
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[samzingale@zingalelaw.com](mailto:samzingale@zingalelaw.com)

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Sam Z. Zingale  
Attorney for Appellant