

**PROPERTY MAINTENANCE APPEALS BOARD**  
**Monday, April 11, 2022**  
**1:00 PM – 111 N. Front Street Columbus, OH 43215**  
**Hearing Room**

The Property Maintenance Appeals Board met at 111 N. Front Street – Hearing Room, at 1:02 p.m. on April 11, 2022. The following members were present:

**Pamela Palmer, Chairwoman**  
**Alex Macke, Co-Chair**  
**Tiffanie Harris**  
**Scott Wolf**  
**Katie McCann**

City Attorney Robert Tobias was present as counsel to the Board. Property Maintenance Inspection Specialist Cassandra Scurlock was present as Board Secretary.

**New Business:**

A motion was made by Katie McCann and seconded by Alex Macke to accept the prior months meeting minutes from March 14, 2022. Approved 5-0

**Old Business:**

City Attorney Robert Tobias provided an information sheet regarding variances for future cases. He said that the document helps to explain the code section regarding variances and the Board's role in ruling on variance requests.

City Attorney Robert Tobias addressed the board members regarding the issue of the by-laws. CA Tobias is going to send an email to the Board with the proposed changes in the by-laws. CA Tobias asked that any Board Members with questions or comments regarding the proposed by-laws, to send via email and he will address any issues. CA Tobias asked that the Board move forward with a vote on the by-laws at an upcoming meeting.

**PMA-453**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-454**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-455**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-456**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-457**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-458**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-459**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-460**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-461**

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on April 6, 2022 and requested to table all of their variance hearings to May. PMAB vote is not required to table a variance request, thus the request was approved administratively.

**Tabled**

**PMA-466**

The appellant's attorney John Izzo was present. Also present were Condominium Association Board Members Rosalyn Mbae and Charles O'Neil. Code Enforcement was represented by Code Enforcement Officer Lisa Doyle. CEO Doyle provided testimony explaining the exhibits of the case packet along with the current condition of the violations, which are exterior housing issues, CCC 4525.14, 4525.11, 4525.01 and 4525.13. CEO Doyle explained that the CCC 4525.05 for screens at windows and doors is being stricken from the original violation notice, because it is now her understanding that the screens are the responsibility of each condominium owner. The Condominium Association President, Rosalyn Mbae, presented a document to the Property Maintenance Appeals Board, with information about the Condo Community including demographics, income and liabilities. The current Condo Board was created in April, 2020. They were immediately faced with very limited available funds, a high percentage of non-payment of fees, and large liabilities. Ms. Mbae explained that they take the Code violations seriously. However, it is a matter of raising money, which will take time to address all violations. Ms. Mbae added that they have already taken care of some issues, including the towing of inoperable vehicles and removal of all solid waste. Mr. O'Neil provided that he has been a condo owner in the community since 1981. He added that the issues did not deteriorate overnight. Mr. O'Neil also asked if there were any resources available to assist with the aging infrastructure at the Condo Community. Attorney John Izzo summarized the message of the Condo Board. Board member McCann asked when the new management company would be starting. Ms. Mbae explained that they are now gathering information to see which management company they may employ, and the timeframe for starting. Board member Palmer explained that the appeal seems to be an appeal for time, and asked, if they agreed, if they would submit a request for a timeframe. Attorney John Izzo asked for an extension of time of a year. Mr. Izzo also explained, that they would be continuously working on correcting violations throughout the year, and not waiting until the last-minute to try to get a lot done at once. Code Enforcement Assistant Administrator Edgar Dillon added that, even if the Board did not grant a long extension, that the Code Enforcement Officer would continue to work with the Condo Association on timeframes, as long as progress is being made. A finding of fact was made by the Board, for the violations of CCC 4525.14, 4525.11, 4525.01 and 4525.13, and that the noted violation of CCC 4525.05 was being stricken. A motion for the finding of fact was made by Alex Macke and seconded by Scott Wolf. Board member Tiffanie Harris abstained from vote. Motion granted. Next, a motion was made by Alex Macke and seconded by Katie McCann to reject the appeal. Board member Tiffanie Harris abstained from vote. Motion granted. The Board discussed an appropriate timeframe for extending the compliance date. It was agreed that an additional 90 days would be granted. A motion was made by Katie McCann and seconded by Alex Macke to modify the compliance timeframe, to grant an additional 90 days. Board member Tiffanie Harris abstained from vote. Motion granted.

**Reject Appeal, with modification to grant an additional 90 days for compliance.**

**4-0**

**PMA-467**

The appellant's attorney John Izzo was present. Also present were Condominium Association Board Members Rosalyn Mbae and Charles O'Neil. Code Enforcement was represented by Code Enforcement Officer Lisa Doyle. CEO Doyle provided testimony explaining the exhibits of the case packet along with the current condition of the violations, which are CCC 705.03 for the standing water at the driveway, roadway and circulation areas throughout the complex. CEO Doyle explained that CCC 707.03 was no longer in violation, because all of the solid waste has been removed. The Condominium Association President, Rosalyn Mbae, referred to a document that had been presented to the Property Maintenance Appeals Board, with information about the

Condo Community including demographics, income and liabilities. The current Condo Board was created in April, 2020. They were immediately faced with very limited available funds, a high percentage of non-payment of fees, and large liabilities. Ms. Mbae explained that they take the Code violations seriously. However, it is a matter of raising money, which will take time to address all violations. Ms. Mbae added that they have already taken care of some issues, including the towing of inoperable vehicles and removal of all solid waste. Mr. O'Neil provided that he has been a condo owner in the community since 1981. He asked if there were any resources available to assist the Condo Community, such as 'water gardens' or 'rain gardens'. Board Chairperson Palmer advised that he should look at the City of Columbus website, since there is a lot of information available regarding all programs and qualifications. Attorney John Izzo summarized the message of the Condo Board. Attorney John Izzo asked for an extension of time of a year. A finding of fact was made by the Board, for the violation of CCC 705.03, and that the noted violation of CCC 707.03 was now in compliance. A motion for the finding of fact was made by Alex Macke and seconded by Katie McCann. Board member Tiffanie Harris abstained from vote. Motion granted. Next, a motion was made by Katie McCann and seconded by Alex Macke to reject the appeal. Board member Tiffanie Harris abstained from vote. Motion granted. The Board discussed an appropriate timeframe for extending the compliance date. It was agreed that an additional 90 days would be granted. A motion was made by Katie McCann and seconded by Alex Macke to modify the compliance timeframe, to grant an additional 90 days. Board member Tiffanie Harris abstained from vote. Motion granted.

**Reject Appeal, with modification to grant an additional 90 days for compliance.**

**4-0**

#### **PMA-468**

The appellant, Trina M. Coleman, sent an email to Code Enforcement Officer, Steven Glasgow, on April 8, 2022 and withdrew the appeal.

**Appeal Withdrawn**

#### **PMA-469**

The appellant, Bernard Draughon, was present. The Code Enforcement Supervisor, Mark Welling, informed the Board that the violation had been brought into compliance. After some discussion and comments, the appellant, Bernard Draughon, requested a withdrawal of the appeal.

**Appeal Withdrawn**

There being no further business, Pamela Palmer made a motion to adjourn the meeting at 2:42 pm. 5-0 Meeting adjourned

  
Pamela Palmer  
Co-Chairwoman

  
Cassandra Scurlock  
Secretary