

PROPERTY MAINTENANCE APPEALS BOARD
Monday, May 9, 2022
1:00 PM – 141 N. Front Street Columbus, OH 43215
Hearing Room

The Property Maintenance Appeals Board met at 141 N. Front Street – Hearing Room, at 12:59 p.m. on May 9, 2022. The following members were present:

Pamela Palmer, Chairperson
Alex Macke, Co-Chairperson
Tiffanie Harris
Scott Wolf
Katie McCann
Joyce Bruce
Matthew Zenko

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 Alex Macke and seconded by Tiffanie Harris to accept the prior months meeting minutes from April 11, 2022. Approved 7-0

Old Business:

A motion to adopt the new by-laws was made by Katie McCann and seconded by Joyce Bruce. Approved 7-0. The original copy, signed by Board chairperson Pamela Palmer, was provided to the Board Secretary Cassandra Scurlock.

City Attorney Robert Tobias provided explanation to the Board, regarding the tabling requests for the variances PMA-453 through PMA-461. CA Tobias said that there are on-going discussions between the City Attorney's office, Code Enforcement division, and HomeTeam properties. CA Tobias said that he will keep the Board informed with any new updates.

PMA-453

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-454

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-455

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-456

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-457

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-458

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-459

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-460

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-461

The appellant Todd Dillon sent email to Board Secretary, Cassandra Scurlock, on May 5, 2022 and requested to table all of their variance hearings to June. PMAB Secretary Scurlock responded "We

will remove the variance request from the PMAB Agenda for May 9, 2022. Instead of continuing to table the request, please notify me when you are prepared to move forward with the variance request. At that time, it will be added to the upcoming PMAB Agenda."

Removed

PMA-470

The appellant, Janice M. Rogers, was present. Code Enforcement was represented by Code Enforcement Officer Steven Glasgow. CEO Cliff Turner issued the violation notice, but CEO Glasgow explained that CEO Turner is out of the office and CEO Glasgow conducted the inspection of the property and prepared the Appeal case packet for the Property Maintenance Appeals Board. CEO Glasgow provided testimony explaining the exhibits of the case packet along with the current condition of the violation property, which are exterior vacant-structure housing issues, CCC 4707.01 and 4707.03. The appellant, Janice M. Rogers, told the Board that the majority of the violations had been taken care of, except for the mortar and soffits. Ms. Rogers spoke about the contractors not being able to work since they are busy with other jobs. Ms. Rogers also explained that she uses the house to store business materials, for staging houses. Board member Alex Macke said that the City is right in their assessment of Code. Board member Macke said that he had looked at the auditor page and found that Ms. Rogers owns multiple properties. Ms. Rogers said that she does, but she had a tenant at a property that she was unable to process an eviction until after the moratorium. Board chairperson Pamela Palmer said that the photos taken today show that the property is not in compliance. CEO Glasgow noted that he did not see issued with the gutters today, but he also added that he did not have access to the back yard to observe all of the gutters. Board member Joyce Bruce added that the house is not boarded. Board member Macke said in order for the property to be considered not-vacant, then all of the utilities need to be restored. Code Assistant Administrator Edgar Dillon added that the property needs to be boarded if it is vacant. Board member Katie McCann asked about Ms. Rogers getting everything brought up to Code. Code Assistant Administrator Dillon explained that Code has been working with Ms. Rogers for years to try to get the property into compliance. A finding of fact was made by the Board, for the violations of CCC 4707.01 and 4707.03, that the property is vacant and not secured or maintained to code standards. A motion for the finding of fact was made by Alex Macke and seconded by Joyce Bruce. Motion grated 7-0. Next, a motion was made by Alex Macke and seconded by Katie McCann to deny the appeal. Motion granted 7-0. The Board discussed an appropriate timeframe for extending the compliance date. It was agreed that an additional 30 days would be granted. A motion was made by Joyce Bruce and seconded by Alex Macke to modify the compliance timeframe, to grant an additional 30 days. Motion granted 7-0.

**Deny Appeal, with modification to grant an additional 30 days for compliance.
7-0**

PMA-471

The appellant, Willie Draughon, was present. Code Enforcement was represented by Code Enforcement Officer Tim Noll. CEO Noll provided testimony explaining the exhibits of the case packet along with the current condition of the violation property, which are exterior housing issues, CCC 4525.14 and 4525.11. The appellant, Willie Draughon, told the Board that he had been at the PMAB meeting a few weeks ago concerning a prior appeal that was dismissed, then he received another code violation. Mr. Draughon said that he believes these violations are in retaliation to the prior violation begin dismissed. Mr. Draughon said that he has spent \$60,000 on rehabbing the interior of the property and plans to spend more once the attic is done. Mr. Draughon said that

he does not have neighbors and does not believe that people are filing complaints. Board chairperson Pamela Palmer clarified an earlier statement made by Mr. Draughon, that in review of the April 11, 2022 meeting minutes, his appeal case had not been dismissed. Rather, it had been withdrawn per Mr. Draughon's request, since the violation had been brought into compliance. Board chairperson Palmer also asked Mr. Draughon how much time he would need to get the violations corrected. Mr. Draughon said with respect to the chimney and tuck-pointing, it could be done within 45 days. Board co-chairperson Macke asked if 30 days will be enough time to address the violations, to have it done by June 8, 2022. Mr. Draughon asked if he could have 45 days. A finding of fact was made by the Board, for the violations of CCC 4525.14 and 4525.11. A motion for the finding of fact was made by Katie McCann and seconded by Tiffanie Harris. Motion granted 7-0. Next, a motion was made by Katie McCann and seconded by Scott Wolfe to deny the appeal. Motion granted 7-0. The Board discussed an appropriate timeframe for extending the compliance date. It was agreed that an additional 30 days would be granted, explaining that if additional time was needed, then Mr. Draughon could work with CEO Noll. A motion was made by Katie McCann and seconded by Alex Macke to modify the compliance timeframe, to grant an additional 30 days. Motion granted 7-0.

Deny Appeal, with modification to grant an additional 30 days for compliance.
7-0

There being no further business, Pamela Palmer made a motion to adjourn the meeting at 2:19 pm. Meeting adjourned 7-0


Pamela Palmer
Vice-Chairperson

Alex Macke


Cassandra Scurlock
Secretary