

PROPERTY MAINTENANCE APPEALS BOARD
Monday, January 9, 2023 at 1:00 p.m.
141 N. Front St. Columbus, OH 43215
First Floor Conference Room

The Property Maintenance Appeals Board met at 141 N. Front Street – First Floor Conference Room, at 1:03 p.m. on January 9, 2023. The following members were present:

Pamela Palmer, Chair
Patrick Dukes
Katie McCann
Tiffanie Harris
Scott Wolf

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

Old Business:

None.

New Business:

PMA-491

The applicant, Sanjay Bhatt, Attorney at Law, was present. Darshin Shaw was also present, as managing member of property owner. Code Enforcement was represented by Code Enforcement Officer Supervisor (CEOS) Aric Schmitter.

Sanjay Bhatt is requesting variance to CCC 4561.16 at 1111 Mediterranean Ave. There are four stories in this building and approximately 70 rooms. The code section requires bedfast or feeble people be housed on the first floor. We are requesting a variance to house them at the 2nd and 3rd level. We have created a safety plan, fire safety and evacuation. Board member McCann asked how many bedfast or feeble people will be housed at this location. Mr. Bhatt said that it is a case by case basis.

Darshin Shaw entered, and provided that he is the managing member of the property owner. Mr. Shaw said there are 18 rooms at the first floor. Property is run by Homeful and Columbus Shelter Board, providing transitional housing.

Board member McCann asked if there is a plan in place to switch people around. Mr. Bhatt answered that as soon as there becomes an available unit at the first floor, then the bedfast or feeble will be moved to the first floor unit. Board member Dukes asked about the plan for wheelchair-bound tenants. Mr. Bhatt said the safety plan outlines the actions to be taken during an emergency and the priority to remove those tenants. Board member Dukes asked, regarding the wheelchair-bound tenants at the 2nd and 3rd levels, if there is a fire and the elevators are not usable, are there ramps or stairs at the escape route. Mr. Bhatt said there are stairs, no ramps. He said that the designated individual has a plan, to carry the person, downstairs. Board Chairperson Palmer provided that there are safety and risk factors for the bedfast and feeble, and also the person being asked to carry a person down a stairway in the event of fire or emergency. Mr. Bhatt added that many hotels have ADA-compliant rooms at upper-levels in their buildings. Board member Dukes said that hotels are not rooming-houses, and there are different requirements.

CEOS Schmitter provided documents to the Board. It has been mentioned that there is a temporary solution, however, this violation was noted in 2021 and has been a constant issue. There was some discussion regarding active violation notices and a pending inspection scheduled for later this week.

The Board began discussions, and Board member Harris explained that she would be opposed to the variance request due to the safety risk. Board member Harris said that staying in a hotel is different than housing, because a hotel stay is only temporary and voluntary. Board member Wolf agreed with the safety concerns.

Mr. Bhatt requested to table the variance request.

A motion was made by Katie McCann and seconded by Patrick Dukes to table the variance request to the February meeting, on February 13, 2023. Motion granted 5-0.

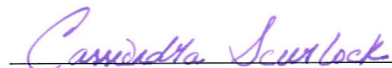
Table Variance Request to February 13, 2023, 5-0

A motion was made by Katie McCann and seconded by Tiffanie Harris to accept the December meeting minutes from December 12, 2022. Approved 5-0

Introduction of our new Board member, Patrick Dukes.

There being no further business, Pamela Palmer made a motion to adjourn the meeting at 1:40pm, seconded by Katie McCann. Meeting adjourned 5-0


Pamela Palmer
Chairperson


Cassandra Scurlock
Secretary