

**MEETING MINUTES
PROPERTY MAINTENANCE APPEALS BOARD
CITY OF COLUMBUS, OHIO
November 10, 2025**

The Property Maintenance Appeals Board met at 111 N. Front Street-Hearing Room, at 1:05 p.m. on November 10, 2025. The following Property Maintenance Appeals Board members were present:

Patrick Dukes, Chair
Katie McCann, Vice-Chair
Tony Riffe
Scott Wolf
Mark Harper

Other attendees:

City Attorney Joshua Monroe, Board Counsel
Property Maintenance Inspection Specialist Jody Young, Board Secretary

Old Business:

None

New Business:

- 1. Application Number: PMA-584**
Appellant(s): Wynstone Subdivision Homeowners Association Inc. (Attorney: Andrew F. Meinert)
Property Location: 777 Sanville Dr
Request: Appeal
Violation Notice: 25475-09160
Code Enforcement Officer: Hiram Howard

[City Attorney, Steve Dunbar, appeared and requested a tabling of this matter until the PMAB Meeting on January 12, 2026. Tony Riffe motioned to approve the tabling of this matter until January 12, 2026 and it was seconded by Mark Harper. Motion approved, 5-0.](#)

- 2. Application Number: PMA-585**
Appellant(s): Good Night John Boy/Hastie Law Office LLC/Bobby Rutter
Property Location: 906 N High St
Request: Appeal
Violation Notice: 25400-00011
Code Enforcement Officer: Zach McCandlish

Testimony provided by:

Bobby Rutter, Owner/Appellant
Max Martin, Manager/Appellant
Zach McCandlish, Code Enforcement Specialist
Jeremy Alder, Code Enforcement Specialist

Also, Present were:

Steve Dunbar, City Attorney's Office

Edward Hastie, Attorney for Good Night John Boy

Oath administered by:

Patrick Dukes

BOARD DECISION:

Motion was made by Mark Harper and seconded by Tony Riffe to join the matters of PMA 585 and 589 for testimony. Motion approved, 5-0.

Finding of Fact was made by the Board, to accept the evidence submitted and to accept the testimony as true and accurate. A motion for the finding of fact was made by Mark Harper and seconded by Tony Riffe. Motion approved, 5-0. Motion was made by Mark Harper and seconded by Tony Riffe to deny the appeal (Penalty of \$1000 will be enforced). Motion approved, 5-0.

DENY APPEAL (PENALTY OF \$1000 WILL BE ENFORCED), 5-0.

3. **Application Number: PMA-586**
Appellant(s): 62 West Oakland Ave LLC; Jack Beatley
Property Location: 62 W. Oakland Ave
Request: Appeal
Violation Notice: 25440-05919
Code Enforcement Officer: Greg Hedrick

Also, Present were:

Kevin Humphries, Jack Beatley's attorney

Testimony provided by:

Jack Beatley, Owner/Appellant

Greg Hedrick, Code Enforcement Officer

Mike Huggins, Code Enforcement Supervisor

Oath administered by:

Patrick Dukes

BOARD DECISION:

NOTE: Katie McCann recused herself prior to hearing.

Finding of Fact was made by the Board, to accept the evidence submitted and to accept the testimony as true and accurate. A motion for the finding of fact was made by Tony Riffe and seconded by Scott Wolf. Motion approved, 4-0. Motion was made by Tony Riffe and seconded by Scott Wolf to deny the appeal with modification that the violations would be complied in 30 days. Motion approved, 3-1 (Yes-Tony Riffe, Scott Wolf and Patrick Dukes; No-Mark Harper).

DENY APPEAL WITH MODIFICATION THAT THE VIOLATIONS WOULD BE COMPLIED IN 30 DAYS, 3-1.

4. **Application Number: PMA-588 * Withdrawn received via email on 11/6/2025**

Appellant(s): Sam & Lauren Hutchison

Property Location: 5644 Heather Rd

Request: Appeal

Violation Notice: 25475-11642

Code Enforcement Officer: Jose Shipe

5. **Application Number: PMA-589**

Appellant(s): Good Night John Boy LLC/Hastie Law Office LLC (Ed Hastie)

Property Location: 906 N High St

Request: Appeal

Violation Notice: 25440-00011

Code Enforcement Officer: Zach McCandlish

Testimony provided by:

Bobby Rutter, Owner/Appellant

Max Martin, Manager/Appellant

Zach McCandlish, Code Enforcement Specialist

Jeremy Alder, Code Enforcement Specialist

Also, Present were:

Steve Dunbar, City Attorney's Office

Edward Hastie, Attorney for Good Night John Boy

Oath administered by:

Patrick Dukes

BOARD DECISION:

Motion was made by Mark Harper and seconded by Tony Riffe to join the matters of PMA 585 and 589 for testimony. Motion approved, 5-0.

Finding of Fact was made by the Board, to accept the evidence submitted and to accept the testimony as true and accurate. A motion for the finding of fact was made by Mark Harper and seconded by Tony Riffe. Motion approved, 5-0. Motion was made by Mark Harper and seconded by Katie McCann to deny the appeal with the modification that there will be no penalty of \$5000. Motion approved, 5-0.

DENY APPEAL WITH MODIFICATION THAT THERE WILL BE NO PENALTY OF \$5000, 5-0.

6. **Application Number: PMA-590**
Appellant(s): Bret Newman
Property Location: 187 S Ashburton Rd
Request: Appeal
Violation Notice: 25440-06885
Code Enforcement Officer: Joseph Bricker

Testimony provided by:

Joe Bricker, Code Enforcement Officer
Bill Williams, Code Enforcement Supervisor

Oath administered by:

Patrick Dukes

BOARD DECISION:

Finding of Fact was made by the Board, to accept the evidence submitted and to accept the testimony as true and accurate. A motion for the finding of fact was made by Katie McCann and seconded by Tony Riffe. Motion approved, 5-0. Motion was made by Katie McCann and seconded by Tony Riffe to deny the appeal. Motion approved, 5-0.

DENY APPEAL, 5-0.

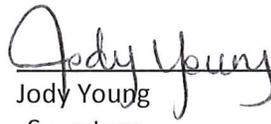
A motion was made by Mark Harper and seconded by Tony Riffe to accept the meeting minutes from October 20, 2025. Approved 5-0.

Meeting adjourned at 4:05 PM.



Patrick Dukes
ACTING Chairperson

ANTHONY RIFFE



Jody Young
Secretary