

AGENDA
PROPERTY MAINTENANCE APPEALS BOARD
CITY OF COLUMBUS, OHIO
June 8, 2026

The Property Maintenance Appeals Board shall hear and decide appeals from any persons affected by any order, requirement, decision or determination made in the administration or enforcement of the Health, Sanitation and Safety Code, this Housing Code, and as specifically provided in any other provision of the Columbus City Codes. Separately, the Property Maintenance Appeals Board will review requests to permit a reasonable minimum variance from the applicable section of the Housing Code.

The City PROPERTY MAINTENANCE APPEALS BOARD will hold a public hearing on the following appeal and/or variance applications on **MONDAY, June 8 , 2026, at 1:00 p.m.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER-HEARING ROOM** at 111 North Front Street, Columbus, OH 43215.

SPECIAL NOTE TO APPELLANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. The Board may move forward and render a decision on an appeal, even if the appellant is not present.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

ADA ACCOMMODATION: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call the City's ADA Coordinator at 614-645-7206 at least three (3) business days prior to the scheduled meeting to request an accommodation.

I. Call to Order (Chair)

- **Next PMAB Hearing:**
Monday, July 13, 2026, at 1:00 PM
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introductions of Board Members Present
- Overview of Hearing Format

II. Applications for Appeal or Variances

1. **Application Number: PMA-597**
Appellant(s): Marshawn Dingess
Property Location: 1440 N. 4th St. G
Request: Appeal
Violation Notice: 26440-00781
Code Enforcement Officer: Greg Hedrick

***Previously administratively tabled upon appellant request. This will be scheduled to be heard at the Property Maintenance Appeals Board Meeting on June 8, 2026.

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2. **Application Number: PMA-600**
Appellant(s): Dimitri Hatzifotinos (attorney on behalf of Patrician Partners LTD)
Property Location: 591 Franklin Ave. Unit 4
Request: Appeal
Violation Notice: 25441-00537 (Invoice dated 4/28/2026)
Code Enforcement Officer: Fallon Geer
Dept. of Development Representative: Becca Brown

3. **Application Number: PMA-601**
Appellant(s): Dimitri Hatzifotinos (attorney on behalf of Patrician Partners LTD)
Property Location: 591 Franklin Ave. Unit 5
Request: Appeal
Violation Notice: 25441-00537 (Invoice dated 4/28/2026)
Code Enforcement Officer: Fallon Geer
Dept. of Development Representative: Becca Brown

4. **Application Number: PMA-602**
Appellant(s): Dimitri Hatzifotinos (attorney on behalf of Patrician Partners LTD)
Property Location: 591 Franklin Ave. Unit 6
Request: Appeal
Violation Notice: 25441-00537 (Invoice dated 4/28/2026)
Code Enforcement Officer: Fallon Geer
Dept. of Development Representative: Becca Brown

5. **Application Number: PMA-603**
Appellant(s): Ohio Real Estate Resources
Property Location: 44 Whitethorne Ave
Request: Appeal
Violation Notice: 25441-01044 (Invoice dated 4/28/2026)
Code Enforcement Officer: Stanley Ramsay
Dept. of Development Representative: Becca Brown

6. **Application Number: PMA-604 ***Withdrawn by email on 5/18/2026.**
Appellant(s): Jose Villavicencio
Property Location: 1086 E Fulton St.
Request: Appeal
Violation Notice: 25441-01062 (Invoice dated 4/28/2026)
Code Enforcement Officer: Nathan Kershner
Dept. of Development Representative: Becca Brown

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7. **Application Number: PMA-605**
Appellant(s): John H. Black, Representative for Longrifle Condominiums LLC
Property Location: 5339 Highpointe Lakes Dr.
Request: Appeal
Violation Notice: 26440-02991
Code Enforcement Officer: Matthew Mercer

III. **Approval of Minutes for Last Meeting-May 11, 2026**