

AGENDA
PROPERTY MAINTENANCE APPEALS BOARD
CITY OF COLUMBUS, OHIO
July 13, 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, July 13, 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, August 10, 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-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

2. **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

3. **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

4. **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

5. **Application Number: PMA-606**

Appellant(s): Richard Simmons; Stat Agent for 617 Seymour Ave LLC and Albert Simmons; Member of Seymour LLC
Property Location: 617 Seymour Ave.
Request: Appeal
Violation Notice: 26450-00843
Code Enforcement Officer: Ted Meszaros

6. **Application Number: PMA-607**

Appellant(s): Dontai Jones
Property Location: 1826 Newfield Rd
Request: Appeal
Violation Notice: 26475-08977
Code Enforcement Officer: Gabriel Hawkins

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- III. Approval of Minutes for Last Meeting-June 8, 2026**
- IV. Discussion about continuances and withdraws**
- V. Elections for Chairperson and Vice Chairperson**