

MEETING MINUTES
PROPERTY MAINTENANCE APPEALS BOARD
CITY OF COLUMBUS, OHIO
March 9, 2026

The Property Maintenance Appeals Board met at 111 N. Front Street-Hearing Room, at 1:00 p.m. on March 9, 2026. The following Property Maintenance Appeals Board members were present:

Patrick Dukes, Chair
Katie McCann, Vice-Chair
Tiffanie Harris
Mark Harper
Pamela Palmer

Other attendees:

City Attorney Josh Monroe, Board Counsel
Property Maintenance Inspection Specialist Jody Young, Board Secretary
Christopher Clark, City Attorney
Dimitrios G. Hatzifotinos (attorney for Lockwood Management and Park Place OH LLC)

Old Business:

A motion was made by Mark Harper and seconded by Katie McCann to accept the meeting minutes from February 9, 2026. Approved 5-0.

New Business:

1. **Application Number: PMA-596**
Appellant(s): Dimitrios Hatzifotinos; attorney for Lockwood Management and Park Place OH LLC
Property Location: 1378 26th Ave.
Request: Appeal
Violation Notice: 26441-00035
Code Enforcement Officer: Steve Glasgow

Testimony provided by:

Steve Glasgow, Code Enforcement Officer
Deborah Coleman, Code Enforcement Supervisor
Felicia "Lisa" Coleman, Property Manager for Park Place OH LLC

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 Mark Harper and

seconded by Katie McCann. Motion approved, 5-0. Further discussion/testimony occurred; therefore, a second 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 Katie McCann. Motion approved, 5-0.

Motion was made by Katie McCann to deny the appeal with modification to bring the property into compliance by the date of April 13, 2026. Board Attorney, Joshua Monroe, asked if Katie McCann if she was denying the emergency and she said no. He instructed that she would need a more specific motion. Motion was made by Katie McCann to deny the appeal with the modification to allow for the additional 30 days and upholding the emergency vacate order. There was some discussion regarding what Katie McCann was asking for by Board Attorney, Joshua Monroe and her wording of the motion and asked her to rephrase it and instructed her that she could motion for each item in the violation notice.

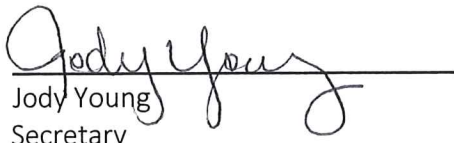
Motion was made by Katie McCann and seconded by Mark Harper to deny the appeal for Item #1 of the violation notice and deny the appeal with modification to allow for 30 days to come into compliance with Item #2, #3, and #4 of the violation notice. Motion approved, 5-0.

DENY APPEAL FOR ITEM #1 OF VIOLATION NOTICE AND DENY APPEAL WITH MODIFICATION TO ALLOW 30 DAYS TO COME INTO COMPLIANCE WITH ITEMS #2, #3, AND #4 OF THE VIOLATION NOTICE, 5-0.

Meeting adjourned at 2:21 PM.



Patrick Dukes
Chairperson



Jody Young
Secretary