

**MEETING MINUTES  
PROPERTY MAINTENANCE APPEALS BOARD  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2023**

The Property Maintenance Appeals Board met at 141 North Front Street – First Floor Conference Room, at 12:57 p.m. on September 11, 2023. The following Property Maintenance Appeals Board members were present:

Patrick Dukes, Vice Chair – acting Chairperson  
Tiffanie Harris (excused herself at 2:21pm)  
Katie McCann  
Tony Riffe  
Scott Wolf

Other attendees:

City Attorney's Robert Tobias and Josh Monroe, Board Counsel  
Property Maintenance Inspection Specialist Cassondra Rice, Board Secretary

**Old Business:**

None

**New Business:**

01. **Application Number: PMA-517 \*APPEAL WITHDRAWN, PER 8/23/23 EMAIL\***  
**Appellant(s):** Elizabeth A. Petty, VP of Dennison Avenue, LLC  
**Property Location:** 936-38 Dennison Ave.  
**Request:** Appeal  
**Violation Notice:** 23440-04387  
**Code Enforcement Officer:** Valentine Gleich

**WITHDRAWN, PER 8/23/23 EMAIL**

02. **Application Number: PMA-518**  
**Appellant(s):** Gary Schuen, on behalf of Barbara Fabeck  
**Property Location:** 431 Marion Rd.  
**Request:** Appeal  
**Violation Notice:** 23450-01009  
**Code Enforcement Officer:** Jacklyn Martin

**Testimony provided by:**

Gary Schuen, appellant  
Jacklyn Martin, Code Enforcement Officer

**Oath administered by:**

Patrick Dukes, PMAB Vice-Chair

**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 Tiffanie Harris. Motion approved 5-0.

Motion was made by Katie McCann and seconded by Tiffany Harris to deny the appeal and to allow modification, allowing 90 days for compliance. Motion approved 5-0.

### **DENY APPEAL WITH MODIFICATION TO ALLOW 90 DAYS FOR COMPLIANCE, 5-0**

03. **Application Number: PMA-519**  
**Appellant(s):** The Trustees Board for Centenary UMC  
**Property Location:** 2662 Fern Ave.  
**Request:** Appeal  
**Violation Notice:** 23475-09127  
**Code Enforcement Officer:** Brandon Retherford

**Testimony provided by:**

John Cook, appellant and trustee  
Tom Householder, appellant and trustee  
Deborah Coleman, Code Enforcement Officer Supervisor

**Oath administered by:**

Patrick Dukes, PMAB Vice-Chair

**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 Patrick Dukes and seconded by Tony Riffe. Motion approved 5-0.

Motion was made by Katie McCann and seconded by Patrick Dukes to deny the appeal and to allow modification, allowing 60 days for compliance. Motion approved 5-0.

### **DENY APPEAL WITH MODIFICATION TO ALLOW 60 DAYS FOR COMPLIANCE, 5-0**

04. **Application Number: PMA-520 \*APPEAL WITHDRAWN, PER 8/17/23 EMAIL\***  
**Appellant(s):** Joseph Miller, attorney representing Wilson 845 LLC and Barons Bus, Inc  
**Property Location:** 845 N. Wilson Rd.  
**Request:** Appeal  
**Violation Notice:** 23440-04894  
**Code Enforcement Officer:** Margaret Lafferty

### **WITHDRAWN, PER 8/17/23 EMAIL**

05. **Application Number: PMA-521**  
**Appellant(s):** Mark Glazman and Janyce C. Katz, Esq – property owners  
**Property Location:** 4270 Dundee Ave.  
**Request:** Appeal  
**Violation Notice:** 23440-03449  
**Code Enforcement Officer:** Krista Conrad

**Testimony provided by:**

Janyce Katz, appellant and property owner  
Mark Glazman, appellant and property owner  
Krista Conrad, Code Enforcement Officer

**Oath administered by:**

Patrick Dukes, PMAB Vice-Chair

**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 4-0.

Motion was made by Katie McCann and seconded by Patrick Dukes to deny the appeal and to allow modification, allowing 30 days for compliance of remaining two violations (damaged screen and vent for bathroom). Motion approved 4-0.

**DENY APPEAL WITH MODIFICATION TO ALLOW 30 DAYS FOR COMPLIANCE, 4-0**

06. **Application Number: PMA-522**  
**Appellant(s):** MeliBa Smith, tenant  
**Property Location:** 172 N. 21<sup>st</sup> St.  
**Request:** Appeal  
**Violation Notice:** 23475-11240  
**Code Enforcement Officer:** Leisa Kentner

**Testimony provided by:**

Melissa Smith, appellant  
Leisa Kentner, Code Enforcement Officer

**Oath administered by:**

Patrick Dukes, PMAB Vice-Chair

**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 4-0.

Motion was made by Katie McCann and seconded by Patrick Dukes to deny the appeal and to allow modification, allowing 14 days for compliance to be confirmed by Code Enforcement. Motion approved 4-0.

**DENY APPEAL WITH MODIFICATION TO ALLOW 14 DAYS FOR COMPLIANCE TO BE CONFIRMED BY CODE ENFORCEMENT, 4-0**

07. **Application Number: PMA-523**  
**Appellant(s):** Gary Schuen, on behalf of Barbara Fabeck  
**Property Location:** 1958 Parsons Ave.  
**Request:** Appeal  
**Violation Notice:** 23450-01449  
**Code Enforcement Officer:** Jacklyn Martin

**Testimony provided by:**

Gary Schuen, appellant  
Jacklyn Martin, Code Enforcement Officer

**Oath administered by:**

Patrick Dukes, PMAB Vice-Chair

**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 Scott Wolf and seconded by Katie McCann. Motion approved 5-0.

Motion was made by Katie McCann and seconded by Tiffany Harris to deny the appeal and to allow modification, allowing 90 days for compliance. Motion approved 5-0.

**DENY APPEAL WITH MODIFICATION TO ALLOW 90 DAYS FOR COMPLIANCE, 5-0**

**08. Administration of Oath of Office and Pledge of Ethical Conduct**

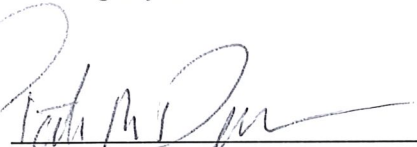
Oath and Pledge were administered by City Attorney Robert Tobias to the following Board Members:

Patrick Dukes  
Katie McCann  
Tony Riffe  
Scott Wolf

Each Board Member signed the Oath document, and that document was notarized by City Attorney Robert Tobias. The original copies will be held by the Secretary to the Board, and copies will be forwarded to the City Clerk's office.

A motion was made by Katie McCann and seconded by Tony Riffe to accept the meeting minutes from August 14, 2023. Approved 4-0

There being no further business, Katie McCann made a motion to adjourn the meeting at 3:30 pm.  
Meeting adjourned 4-0

  
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Pamela Palmer  
Chairperson

  
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Cassandra Rice  
Secretary