

Department of Public Services
City of College Park
Inspector's Notes

Advisory Planning Commission Hearing
November 2, 2023

Appellant/Property Owners:

Thomas E. Wilson
9504 49th Avenue
College Park, MD 20740

Subject Property/Premise Address:

9504 49th Avenue College Park, MD

Request:

A waiver of Chapter 87, Section 3 – Permit required; fee.

[Amended 6-10-1980 by Ord. No. 80-O-7; 9-10-1991 by Ord. No. 91-O-22; 12-10-1991 by Ord. No. 91-O-24; 8-12-1997 by Ord. No. 97-O-14]

- A. *For every permit for construction, alteration, enlargement, removal or demolition within the City of College Park issued by the Department of Environmental Resources of Prince George's County (hereinafter, "DER"), including but not limited to permits designated by DER as building permits and sprinkler system permits, a permit shall also be required from the Public Services Department of the City of College Park, Maryland. A City permit is required for the erection of a sign. The City permit application will include a detailed site plan drawn to a scale not less than one inch equals 20 feet. The fee for said permit will be as set forth in Chapter [110](#), Fees and Penalties.[Amended 1-13-2004 by Ord. No. 03-O-11]*
- B. *A violation of this § [87-3](#) shall result in the issuance of a municipal infraction, which shall be delivered to the person or entity in accordance with the provisions of § [C8-3](#) of the City Charter and Article 23A, § 3(B)(2), of the Annotated Code of Maryland, advising the violator of the imposition of a fine as set forth in Chapter [110](#), Fees and Penalties, payable to the city. In the event that a person or entity fails to obtain the requisite City building permit prior to commencing construction and a municipal infraction is issued, each business day a person or entity fails to comply with the provisions of this § [87-3](#) shall constitute a separate offense.[Added 1-12-1999 by Ord. No. 98-O-12]*
- C. *Any required City or county permit shall be posted on the property in such a manner as to be visible from the front property line.[Added 1-13-2004 by Ord. No. 03-O-11]*

Inspector:

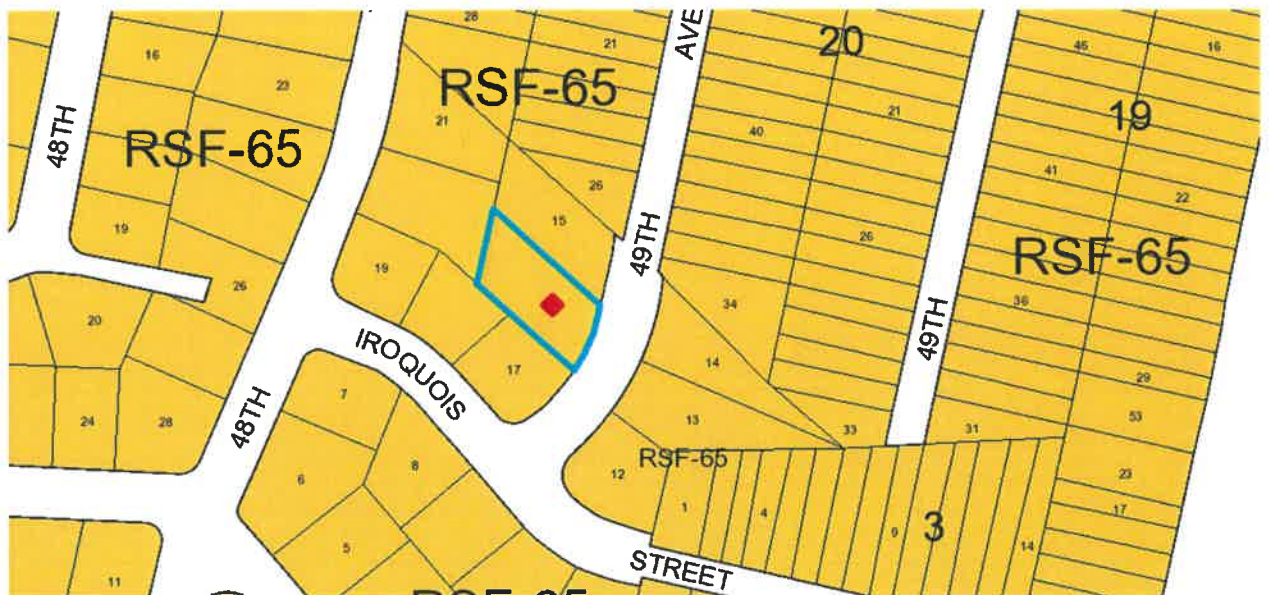
Senior Code Enforcement Officer Liza Llaneta, Badge #245

Background:

1. On September 12, 2023, at approximately 12:15 p.m. during foot patrol, Code Enforcement Officers (CEOs) Llaneta, Parada, and Spalding observed construction of a structure the size of a large shed with a porch in the back yard of 9504 49th Avenue in progress but saw no posted building permits on premises. CEOs spoke with property owner Mr. Wilson who stated he had previously obtained a building permit from the County for a 15' x 20' shed. CEOs advised Mr. Wilson, who confirmed that the shed will be over 150 square feet, to apply for City building permit before proceeding with construction. Mr. Wilson stated he would obtain City permit.
2. Ten days after Code Enforcement issued a courtesy notice to Mr. Wilson, City administrative staff confirmed he did not apply for a City permit. CEO Llaneta issued a violation notice to Mr. Wilson on September 22, 2023. A copy of the notice was also posted at the property on September 25, 2023.
3. On September 26, 2023, Mr. Wilson submitted a notice of intent to appeal case ENF-2023-01491.

Observations (from SDAT):

1. The primary structure on the subject property was built in 1983.
2. The property is zoned residential, is in the **RSF-65 (single-family, detached residential) zone** and developed with a split foyer, 1,108 square foot structure.
3. The 8,561-square-foot site is identified on Tax Map 25, Grid E2, Subdivision 5390 as Block 10, Lot 16 Plat A-7653.
4. It is surrounded by both similarly developed **RSF-65** properties.



5.

Attachments:

1. Prince George's County Permit application status - Expired
2. Photographs of accessory structure
3. Prince George's County – Permit Requirement for Accessory Buildings
4. Violation notice
5. Appeal Request

Prince George's County Permit application status – Expired

Application date 8/22/2006, Permit Number 35061-2006-0, 15x20 shed

Permit History - Work - Microsoft Edge

https://dpiestatus.princegeorgescountymd.gov/Site/Public/Citizens/ShowActivity.aspx?CASEID=2576658

Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
4/7/1981 12:00:00 AM	50754-1981-0	81507540011	SGU - (New Single Family)	DWELLING/SINGLE FAMILY/GARAGE	CLOSED	3/4/1982 12:00:00 AM
5/27/1999 12:00:00 AM	4202-1999-0	99042020011	R (RESIDENTIAL)	DECK/SUN	PERMITTED	5/27/1999 12:00:00 AM
8/22/2006 12:00:00 AM	35061-2006-0	WILSON SHED	RG (RESIDENTIAL/GRADING)	15X20 SHED	EXPIRED	8/22/2006 12:00:00 AM
3/9/2012 12:00:00 AM	6138-2012-0	WILSON GRAVEL DRIVEWAY	RG (RESIDENTIAL/GRADING)	6x 41' ADDITION TO EXISTING DRIVEWAY	CLOSED	3/9/2012 12:00:00 AM
4/14/2023 3:55:06 PM	14861-2023-0	3259882 Jones Electric co	DPIE ER	Heavy up from 100 AMP to 200 AMP	PERMITTED	4/14/2023 3:56:38 PM

Close Window

Attachment 2

9504 49th Avenue – accessory structure at rear of property
Tuesday, September 12, 2023, 12:15 p.m.



Prince George’s County Website –

<https://www.princegeorgescountymd.gov/departments-offices/permits/when-permit-required>

Permit Requirements for Accessory Buildings

Type of Permit and Symbols

The symbols listed below appear in the permit/plans column to indicate the type of permit required. The symbols denote:

- B — Building Permit
- E — Electrical Permit
- M — Mechanical Permit
- P — Plumbing and Gasfitting Permit Issued by Washington Suburban Sanitary Commission (WSSC)
- G — Grading Permit
- N — No Permit or Plans Required
- Y — Plans Required

1. Accessory Buildings	Permit	Plans
Build shed that is more than 150 square feet	B	Y
Build storage shed that is 150 square feet or less (only one allowed per lot without permit)	N	N
Any shed that is attached to a building or carport	B	Y
Build farm building (on farm property, agricultural use only)	E*	N

*Electrical and Mechanical Contractors License required to obtain electrical and mechanical trade permits.



CITY OF COLLEGE PARK

NOTICE

Department of Public Services
7401 Baltimore Avenue, Suite 201, College Park, MD 20740 | T.240.487.3570 | F.301.220.1172
publicservices@collegeparkmd.gov | www.collegeparkmd.gov

POSTED
9/25/23

Property Owner/Agent:
THOMAS E. WILSON
9504 49TH AVENUE
COLLEGE PARK, MD 20740-1616

Date of Notice:	08/22/2023	Case Number: ENF-2023-01491
Subject Property:	9504 49TH AVE	
Initial Violation Date:	08/22/2023	
Date of this Violation:	08/22/2023	
Violation Description:	Construction of shed/accessory structure without permits	
Corrective Action Required:	Obtain required County and City permits for construction of shed/accessory structure	
Code Description:	87-3(A) Building Permit(City) Required	
Reinspection Date:	10/06/2023	


The cited section of the Code requires that the violation be fully corrected on or before the reinspection date noted. The City Code specifies periods for compliance, which may vary by chapter and makes provisions for the issuance of civil citations carrying fines between \$25.00 and \$1,000.00 for every period of non-compliance. The entire City Code may be viewed at <http://ecode.com/CO0032>.

Please note that Chapters 125, 141, and 190 allow for the immediate issuance of a municipal infraction citation within a 12-month period or calendar year for any repeat violations after this first notice.

You may have the right to appeal this notice to the City's Advisory Planning Commission, provided that a written appeal is received at the Department of Public Services within (10) business days from the date of this notice.

It is our goal to work with residents to meet compliance in a timely manner. Contact us at 240.487.3570 or by email to publicservices@collegeparkmd.gov, should you have any questions or concerns regarding this notice.

Issuing Officer: Liza Llaneta, 245



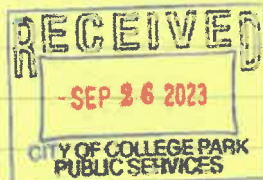


City's Advisory Planning
Commission

THOMAS WILSON
9504 49TH AVE
College Pk Md 301-343-7281
20740

Notice of Intent to appeal

I would like to address the
Commission



Thomas E. Wilson
THOMAS E WILSON