



City of College Park  
240-487-3500  
www.collegeparkmd.gov

City Hall  
4500 Knox Road  
College Park, MD 20740-3390

City Manager  
240-487-3501

City Clerk  
240-487-3501

Finance  
240-487-3509

Human Resources  
240-487-3533

Parking Enforcement  
240-487-3520

Planning  
240-487-3538

Youth & Family Services  
4912 Nantucker Road  
College Park, MD 20740-1458

240-487-3550

Seniors Program  
301-345-8100

Public Services  
4601-A Calvert Road  
College Park, MD 20740-3421

Code Enforcement  
240-487-3570

Public Works  
9217 51st Avenue  
College Park, MD 20740-1947

240-487-3590

Department of Public Services  
August 12, 2015

Leo L. Thomas, Sr.  
3511 Metzertott Road  
College Park, MD 20740

**Re: Appeal of Case 15-00002019**

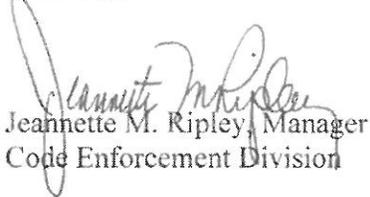
Dear Mr. Thomas:

Your request for a waiver of Section 125-10 (J) of the Code of the City of College Park has been received and forwarded to the Advisory Planning Commission (APC).

A hearing regarding your request has been scheduled for *Thursday, September 3, 2015 at 7:30 p.m.* The meeting will take place in Council Chambers of City Hall at 4500 Knox Road in College Park. You are hereby invited to attend this meeting and present any information relevant to your case.

Should you have any question concerning this matter, please contact us at 240-487-3570.

Sincerely,

  
Jeannette M. Ripley, Manager  
Code Enforcement Division

*JMR:saf*

cc: Via Certified Mail Receipt No. 7014 2120 000203535 8869  
CEO Russo  
Advisory Planning Commission

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

**CE 15-2019**

**Appellant**

Leo L. Thomas, Sr.  
3511 Metzertott Road  
College Park, MD 20740

**Subject Property**

3511 Metzertott Road

**Background**

1. The violation was noted June 28, 2015 as part of a routine foot patrol of the area
2. Inspection revealed a large dead tree in front lawn, less than ten feet from Metzertott Road.
3. CEO Russo issued a violation notice dated June 28, 2015, under Code Enforcement Case Number 15-2019 to remove the tree.
4. Notice of the occupant's intent to appeal was received by the Department of Public Services on July 2, 2015, within the prescribed period to appeal the Notice of Violation.

**Observations**

1. The subject property is located in the R-55 (one-family, detached residential) zone and developed with a single-family home. (<http://www.pgatlas.com/#/Advanced>)
2. The site is identified on Tax Map 25 as Grid B4, Subdivision 3650 (Crystal Springs), Block F, Lots 1 EX7FT STRIP AT FR & EX710 SF, 2, 3, 4 EX 250 SF OF EACH, Plat A21-6111 (<http://sdat.resiusa.org/RealProperty/Pages/default.aspx>)
3. Surrounding properties are also in the R-55 zone and developed with single-family homes.
4. If the tree were to fall to the north, it would block all lanes of Metzertott Road.
5. The appellant inquired about whether there was a need to remove both the tree and the stump and was advised by CEO Russo that the stump would not have to be removed to abate the hazard.
6. The Public Works Deputy Director conducted an inspection and reported the following findings on July 28, 2015:
  - a. The tree in question is completely dead.
  - b. The tree has visible defects at the base of the trunk and could fail as a result.
  - c. The falling tree could have a number of significant impacts, including: homes, cars parked in the driveway or traveling on Metzertott Road, and students walking or biking to and from the University of Maryland campus.
7. Photographs (8) taken by CEO Russo are attached for reference.

  
Mark R. Russo  
Code Enforcement Officer

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Account Identifier: District - 21 Account Number - 2403830

Owner Information

Owner Name: THOMAS LED L BR      Use: RESIDENTIAL  
 Principal Residence: NO  
 Mailing Address: 3511 METZEROTT RD      Deed Reference: J03991/ 00666  
 COLLEGE PARK MD 20740-4435

Location & Structure Information

Premises Address: 3511 METZEROTT RD      Legal Description: LT1EX7FT STRIP  
 COLLEGE PARK, 20740-0000      AT FR & EX 7108F & LTS 2,  
 3, 4 EX 2508QFT OF EACH

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
002E	00E4	0000		3550		F		2013	A-5111	

Special Tax Area:      Town: COLLEGE PARK  
 Ad Valorem:  
 Tax Class: E

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1937	1,080 SF		6,824 SF	001

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	FRAME	1 Full		

Value Information

	Base Value	Phase-In Assessments		
		Value As of 01/01/2013	As of 07/01/2014	As of 07/01/2015
Land:	100,200	100,200		
Improvements:	66,700	60,000		
Total:	166,900	160,200	160,200	160,200
Preferential Land:	0			0

Transfer Information

Seller: THOMAS,IDA	Date: 10/24/1984	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: J03991/ 00666	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00



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DEPARTMENT OF PUBLIC SERVICES NOTICE

4601-A CALVERT ROAD ❖ COLLEGE PARK, MD 20740-3421

TELEPHONE: 240-487-3570 ❖ FACSIMILE: 301-864-7965

[www.collegeparkmd.gov](http://www.collegeparkmd.gov)

FIRST NOTICE SECTION 125-10(J)

72 HOUR COMPLIANCE REQUIRED FOR TALL GRASS AND WEEDS

PROPERTY OWNER/AGENT:

LEO L. THOMAS SR

3511 METZEROTT ROAD

COLLEGE PARK, MD 207400000

**POSTED**  
6/28/15

DATE OF NOTICE: June 28, 2015

CASE NUMBER: 15-00002019

SUBJECT PROPERTY: 3511 METZEROTT RD  
COLLEGE PARK MD 20740-0000

VIOLATION DATE: June 28, 2015 @ 11:29 a.m.

FIRST REINSPECTION DATE: August 14, 2015

VIOLATION DESCRIPTION: Failure to cut/remove all tall grass, weeds,  
briar, brush and/or dead trees.

Large dead tree in front lawn  
less than 10 feet from  
Metzerott Road.

CORRECTIVE ACTION REQUIRED: Remove tree from property.

ISSUING OFFICER: Mark Russo #243 *Mark Russo*

DIVISION MANAGER: Jeannie M. Ripley

Section 125-10(J) of the Code of the City of College Park requires that the violation be fully corrected within the time specified or a civil citation may be imposed for non-compliance and the City may abate this violation and redeem all costs through a lien on the property. You 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 ten (10) calendar days from the date of this first notice.

NO FURTHER NOTICE WILL BE ISSUED FOR ANY REPEAT VIOLATION DURING THE 12-MONTH PERIOD FOLLOWING ISSUANCE OF THIS NOTICE.

C0068501.DOC

Leo L. Thomas, Sr  
3511 Metzertott Road  
College Park, MD 20740-0000

Department of Public Services  
Advisory Planning Commission  
4601-A Calvert Road  
College Park, MD 20740-3421

Dear Sir/Madam:

I am appealing the Department of Public Services Notice, dated June 28, 2015, subject: Remove Tree from Property (3511 Metzertott Road, College Park, MD 20740-0000), *case no. 15-0000-20-*

January 1959, I was drafted into the Army. One week later, my Dad died and my Mother had a nervous breakdown. 19,

The county took a 7 foot strip of land (700 square feet) for a right-of-way and never paid a cent for it (she was taken advantage of).

Some years later when they put in 35<sup>th</sup> Street, they took a twelve foot strip (about 2000 square feet). They only gave her \$3,000 for it and charged her \$4,000 for the road.

At that time, they put a curb in. They ran an easement, putting dirt around the trees causing three to die and get insects in them. This is the third tree that has died here.

College Park cut one tree down in the right-of-way on Metzertott Road at the same time this tree was dying.

It is the county's fault the trees died. The easement raised the dirt up around all three trees causing them to die.

I think the county should have to cut and remove the tree and pay for it. They would not have died if they had put protection around them.



Leo L. Thomas, Sr.

*Leo L Thomas Sr.  
7-1-2015*

## Mark Russo

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**From:** Jeannie Ripley  
**Sent:** Tuesday, July 28, 2015 3:04 PM  
**To:** Mark Russo  
**Subject:** RE: Tree at 3511 Metzerott Road

The correct section for the basketball hoop issue is 172-4.

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**From:** Mark Russo  
**Sent:** Tuesday, July 28, 2015 2:15 PM  
**To:** Jeannie Ripley  
**Subject:** Re: Tree at 3511 Metzerott Road

Ok. Is it in the City's right of way? Can they take it down?  
Mark R. Russo  
P/T Code Enforcement Officer I  
Department of Public Services  
City of College Park  
(240) 381-0744

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**From:** Jeannie Ripley <[jripley@collegeparkmd.gov](mailto:jripley@collegeparkmd.gov)>  
**Date:** Tue, 28 Jul 2015 15:59:27 +0000  
**To:** Brenda Alexander <[Baalexander@collegeparkmd.gov](mailto:Baalexander@collegeparkmd.gov)>  
**Cc:** Mark Russo <[mrusso@collegeparkmd.gov](mailto:mrusso@collegeparkmd.gov)>; Sharon Fletcher <[sfletcher@collegeparkmd.gov](mailto:sfletcher@collegeparkmd.gov)>  
**Subject:** RE: Tree at 3511 Metzerott Road

Brenda – thanks.

Mark – Brenda’s comments should be incorporated in your staff report for the APC case hearing.

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**From:** Brenda Alexander  
**Sent:** Tuesday, July 28, 2015 11:57 AM  
**To:** Jeannie Ripley  
**Subject:** RE: Tree at 3511 Metzerott Road

Jeannie,

The tree at 3511 Metzerott is completely dead. The standing dead 28" Oak could fail since it has visible defects at the base of the trunk. Dead limbs have the potential to fall down as well as the entire tree. If this tree failed, it could impact several targets below or nearby, such as the homes, cars parked in the driveway, or cars traveling on Metzerott Road, which is a very busy road as it is a main access to the University of Maryland. Students also walk and bike along the shoulder, that is within 10' of the tree, to get to the campus & could be a target under the tree. These are the important issues.

Since I don't know what has been happening with this location, I can offer the following comments.

The statement that PEPCO claims the tree does not present a falling hazard, more than likely means that if the tree fell it would not impact their power lines, which is their only responsibility.

PEPCO will remove trees, within the vicinity of power lines, that have the potential to contribute to power outages. They are responsible for maintaining reliable power service. The trees at 8415 Patuxent and 4506 Amherst are/were growing very near the overhead power lines, & if either of these trees failed they would have the potential to disrupt power. If the tree at 3511 Metzerott failed, and fell across Metzerott Road, it probably would not take down the power lines since

they are about 50' from the tree. The ends of the branches may hit the power lines, but they are not strong enough to take the lines down.

I hope this info helps.

Brenda

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**From:** Steve Halpern

**Sent:** Monday, September 28, 2015 10:28 PM

**To:** Jeannie Ripley; Ratliff, James

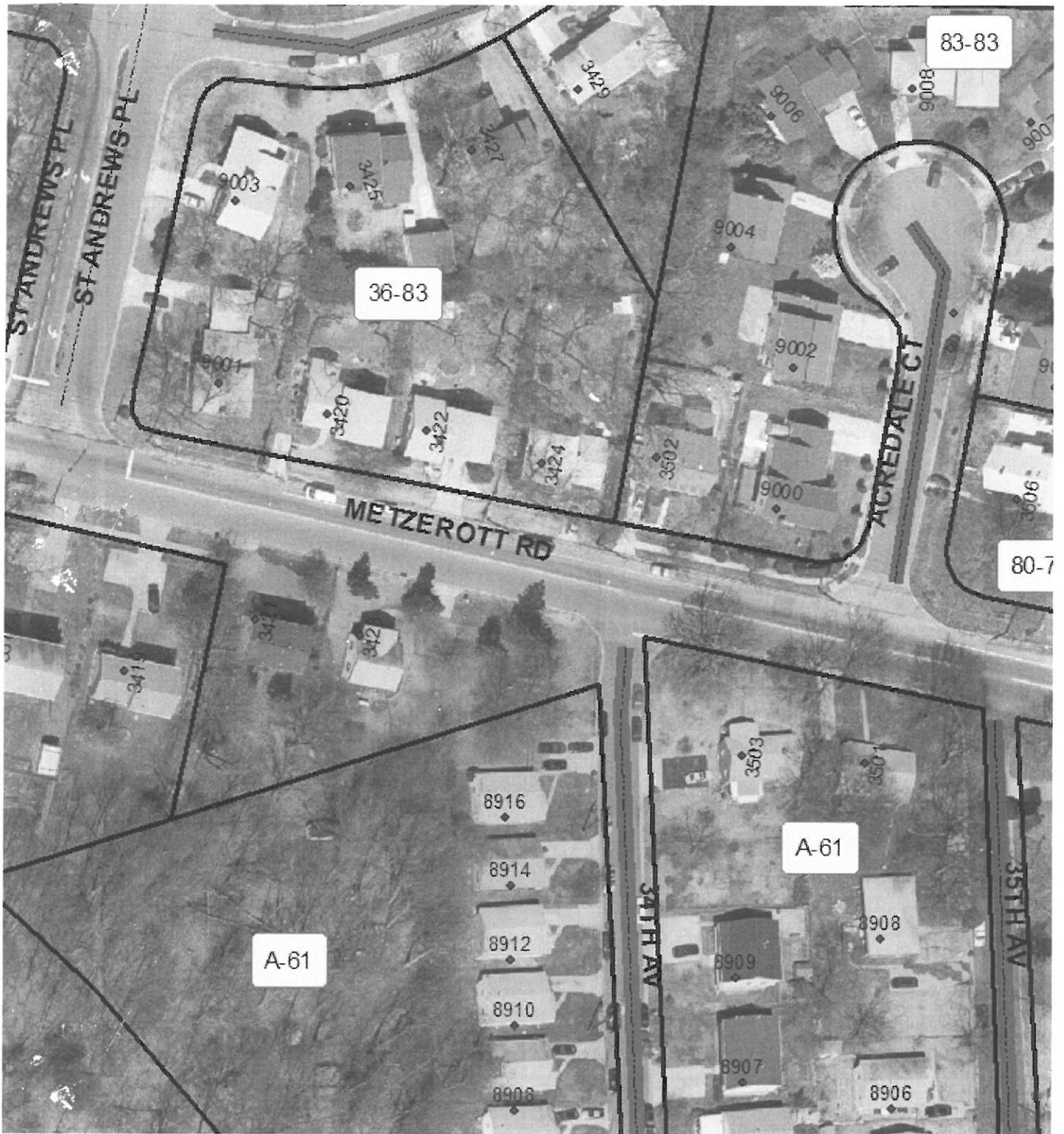
**Cc:** Mazzara, Kate; De Guzman, Reynaldo S.; Fatula, Richard; Morrison, William B.

**Subject:** RE: Right of way at 3511 Metzerott Rd

Jeannie,

I measured 65-feet across Metzerott Road from an existing water meter located at 3510 (water meters are usually located near the property line) to 3511. The tree measured 69-ft. There were no other obvious features on either property to indicate where the property lines are. Assuming the right-of-way is 65 feet I would say that the tree is on private property.

Steve



Thanks,

Steve

Steven E. Halpern, P.E.  
City Engineer  
City of College Park