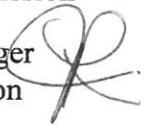


## Memorandum

**TO:** Advisory Planning Commission  
**FROM:** Jeanette M. Ripley, Manager  
Code Enforcement Division   
**DATE:** November 4, 2015  
**SUBJECT:** Razing of 5225 Palco Place, College Park, MD

The subject property was destroyed by fire on November 10, 2013 and condemned by the City on March 10, 2015.

The current owners of record are listed on State tax records as Reginald C. Orem, Jr. and Edith F. Orem. Mr. Orem perished in the fire. A deed search revealed that there is a home equity mortgage on the property. The lending institution holding the mortgage, a Trustee and a son of the owners of record have been copied on all correspondence sent by the City. The son responded that the family would be walking away from the property; we have not had any response from mortgage holder nor was our correspondence to them returned as undeliverable.

In December 2014, local elected officials contacted Prince George's County Department of Permits, Inspections and Enforcement (PG-DPIE) to request their assistance in demolition of the severely damaged structure. DPIE referred the matter to City staff as the property lies in the municipal boundaries.

The City has entered into a contract to demolish the structure pending approval by the Advisory Planning Commission, letters confirming disconnection from all utilities and issuance of County and City razing permits.

Pursuant to §125-15 of the Code of the City of College Park, the Advisory Planning Commission (APC), upon information from the Public Services Department that any dwelling or other structure within the corporate limits of the City has been ordered demolished or repaired, under the provisions of § 125-13B and C, shall schedule a hearing on the matter within a reasonable time thereafter. ***The structure remains inhabitable.*** It is requested that the APC issue an order determining that the property is not habitable, is a public health hazard and that it is appropriate that the structure be demolished.

### Attachments:

- (1) §125-13 and §125-15 of the Code of the City of College Park
- (2) Notice of Condemnation and Photographs dated March 10, 2015
- (3) Notice of Intent to Demolish Structure dated June 24, 2015
- (4) Notice of Hearing dated October 13, 2015
- (5) Proof of Publication
- (6) State Department of Taxation and Assessment Record

§ 125-13. Unfit dwellings; condemnation.

[Amended 5-10-1966 by Ord. No. 66-O-6; 9-10-1991 by Ord. No. 91-O-22; 9-9-1997 by Ord. No. 97-O-16; 5-23-2000 by Ord. No. 00-O-6]

The designation of dwellings, or rooming or dwelling units, as unfit for human habitation and the procedure for the condemnation and placarding of such unfit dwellings or dwelling units shall be carried out in compliance with the following requirements:

A.

Any dwelling, or rooming or dwelling unit, which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the Public Services Department:

(1)

One which is so damaged, decayed, dilapidated, insanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public.

(2)

One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.

(3)

One which, because of its general condition or location, is insanitary or otherwise dangerous to the health or safety of the occupants or of the public.

B.

Any dwelling, or rooming or dwelling unit, condemned as unfit for human habitation and so designated and placarded by the Public Services Department shall be vacated within a reasonable time, as ordered by the Public Services Department. The Public Services Department shall remove such placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated.

C.

In the event that the Public Services Department shall find that the property owner has failed to correct the defects noted in the placarding of the dwelling within 90 days, the Public Services Department shall order the demolition of the dwelling or abatement of the nuisance and the cost of said demolition or abatement shall be a lien on the property and collectible in the same manner as delinquent taxes. Unoccupied structures which shall be found to be a serious hazard to the public, in the same manner as provided in Subsections A, B and D of this section, shall be ordered demolished or abated by the Public Services Department and appeals shall be heard as provided in Subsection E. The cost of demolition or abatement shall be a lien on the property and collectible in the same manner as delinquent taxes.

D.

No person shall deface or remove the placard from any dwelling or dwelling unit which has been condemned as unfit for human habitation and placarded as such, except as provided in Subsection B.

B.

E.

Any person affected by any notice or order relating to the condemning and placarding of a dwelling, or rooming unit or dwelling unit, as unfit for human habitation under this section may request and shall be granted a hearing on the matter before the Advisory Planning Commission, under the procedure set forth in § 125-4 of this article.

[Amended 9-24-2002 by Ord. No. 02-O-3]

F.

Sealing of unfit structure. It shall be the responsibility of the owner of the property to remove all unsanitary or flammable material and to seal all windows, doors and other points of ingress/egress after a dwelling has been properly determined to be unfit for human habitation if such sealing is determined by the Department of Public Services to be necessary for reasons of health or safety. In the event that, in the judgment of the City's Director of Public Services, the owner of the property fails to seal the structure properly against unlawful entry, the City's Director of Public Services shall take action to remove all unsanitary or flammable material and to seal all windows, doors and other points of ingress/egress so as to prevent entrance. The cost of said action shall be a lien on the property and collectible in the same manner as delinquent taxes.

*City of College Park, MD  
Wednesday, November 4, 2015*

## Chapter 125. Housing Regulations

### Article I. General Provisions

#### § 125-15. Hearings.

[Added 5-10-1966 by Ord. No. 66-O-6; amended 9-10-1991 by Ord. No. 91-O-22; 11-27-2001 by Ord. No. 01-O-7]

- A. The Advisory Planning Commission, upon information from the Public Services Department that any dwelling or other structure within the corporate limits of the City has been ordered demolished or repaired, under the provisions of § **125-13B** and **C**, shall schedule a hearing on the matter within a reasonable time thereafter. The owner of the property shall be notified by registered mail of the scheduled hearing at least 15 days in advance of the scheduled meeting. Notice of the meeting, including a description of the involved property, shall be published in two consecutive issues of a newspaper of general circulation in the City.
- B. On the scheduled date of the hearing, the Commission shall hear the owner of said property or his/her duly designated agent or representative, if either shall appear, and may also hear any additional evidence or verified information which may have a bearing upon the case.



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)

*file*

POSTED  
03/10/15

City of College Park  
Department of Public Services

## NOTICE OF CONDEMNATION

*Via Certified Mail Receipt # 7012 1010 0001 6881 9580*

**Name of Owner(s):** Orem Reginald C Jr & Edith F  
**Address of Owner:** 3819 Gateway Terrace, Unit 16, Burtonsville, MD 20866  
**Subject Property:** 5225 Palco Place, College Park, MD 20740  
**Date of Notice:** March 10, 2015

### CORRECTION ORDER

Pursuant to the authority granted by Chapter 125, §125-13, of the Code of the City of College Park, you are hereby advised that the subject property has been condemned because of its current general condition due to damages sustained in a fire on Sunday, November 10, 2013. Specifically, the dwelling is unfit for human habitation due to extensive damage to the sides and roof of the house, including open holes, as shown on the attached photographs. For your reference, the provisions of §125-13 are set out below.

This structure may not be used for human habitation until further Order of this Department.

You are further advised that you must correct the following violations:

*Repair the structure to make it weather tight and water proof, with all exterior surfaces City code compliant.*

***This structure may be demolished or the City may undertake abatement unless the entire structure is made sound on or before June 10, 2015.*** The property owner is liable for the cost of demolition or abatement, which shall be a lien on the property and collectible in the same manner as delinquent taxes

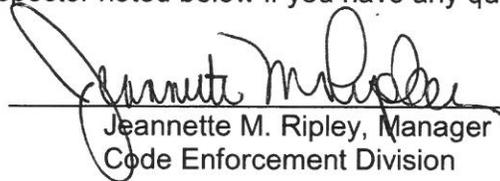
You have the right to appeal this order to the Advisory Planning Commission. This appeal must be received in writing at the City of College Park Public Services Department, 4601-A Calvert Road, College Park, MD 20740, within ten (10) days from the date of mailing of this notice.

**§125-13. Unfit dwellings; condemnation** - The designation of dwellings, or rooming or dwelling units, as unfit for human habitation and the procedure for the condemnation and placarding of such unfit dwellings or dwelling units shall be carried out in compliance with the following requirements:

- A. Any dwelling, or rooming or dwelling unit, which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the Public Services Department:
1. One which is so damaged, decayed, dilapidated, insanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public.
  2. One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
  3. One which, because of its general condition or location, is insanitary or otherwise dangerous to the health or safety of the occupants or of the public.
- B. Any dwelling, or rooming or dwelling unit, condemned as unfit for human habitation and so designated and placarded by the Public Services Department shall be vacated within a reasonable time, as ordered by the Public Services Department. The Public Services Department shall remove such placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated.
- C. In the event that the Public Services Department shall find that the property owner has failed to correct the defects noted in the placarding of the dwelling within 90 days, the Public Services Department shall order the demolition of the dwelling or abatement of the nuisance and the cost of said demolition or abatement shall be a lien on the property and collectible in the same manner as delinquent taxes. Unoccupied structures which shall be found to be a serious hazard to the public, in the same manner as provided in Subsections **A**, **B** and **D** of this section, shall be ordered demolished or abated by the Public Services Department and appeals shall be heard as provided in Subsection **E**. The cost of demolition or abatement shall be a lien on the property and collectible in the same manner as delinquent taxes.

Please contact the Inspector noted below if you have any questions regarding this notice.

**By Inspector:**

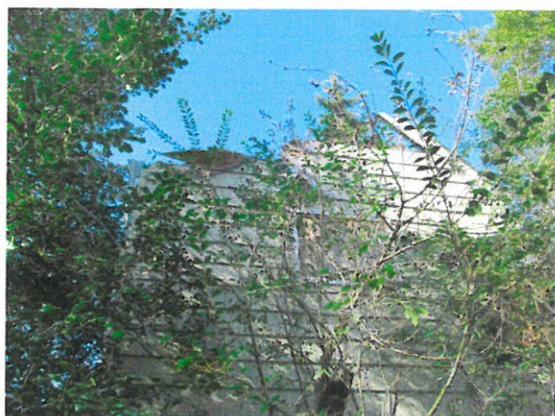
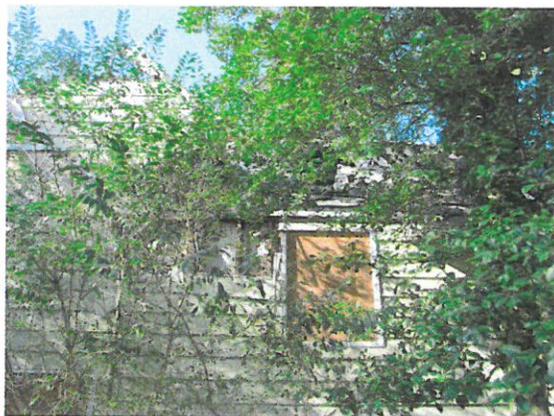
  
\_\_\_\_\_  
Jeannette M. Ripley, Manager  
Code Enforcement Division

cc: Regular Mail  
Posted at Property  
JPMorgan Chase Bank/ Home Equity & Consumer Lending Div., 1111 Polaris Pkwy, Columbus, OH 43240  
Joseph G. Blume, Jr. Trustee, 217 East Redwood St., Suite 2070, Baltimore, 21202  
John Orem, 7315 Latham Ct., Hughesville, MD 20637

5225 Palco Place



5225 Palco Place



5225 Palco Place

March 10, 2015



CITY OF COLLEGE PARK, MARYLAND

DEPARTMENT OF PUBLIC SERVICES

**NOTICE OF CONDEMNATION**

OCCUPANCY IS HEREBY FORBIDDEN

THE STRUCTURE LOCATED AT

5225 PALCO PLACE, COLLEGE PARK, MD

IS HEREBY DECLARED TO BE A HAZARD TO

THE PUBLIC AND NOT HABITABLE

IT MUST BE DEMOLISHED OR THE HAZARD(S)

OTHERWISE ABATED ON OR BEFORE

JUNE 10, 2015

POSTED THIS 10TH DAY OF MARCH, 2015

DIRECTOR: \_\_\_\_\_



INTERFERENCE WITH OR REMOVAL

OF THIS PLACARD IS UNLAWFUL

CONTACT: DEPARTMENT OF PUBLIC SERVICES  
4601-A CALVERT ROAD  
COLLEGE PARK, MD 20740  
PHONE: 240-487-3570  
EMAIL: PUBLICSERVICES@COLLEGEPARKMD.GOV

7012 1010 0001 6881 9580

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	0
<b>Total Postage &amp; Fees</b>	<b>\$ 6.48</b>

Sent To: *Reginald C Jr. & Judith F Orem*  
 Street, Apt. No., or PO Box No.: *3819 Gateway Terr. - Unit 16*  
 City, State, ZIP+4: *Burtonsville MD 208662106*

PS Form 3800, August 2006 See Reverse for Instructions



<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>[Signature]</i>	
1. Article Addressed to: <i>Orem, Reginald C.</i> <i>Orem, Judith F.</i> <i>3819 Gateway Terrace - Unit 16</i> <i>Burtonsville MD 20866</i>  <i>Re: 5225 Palco Pl</i>		B. Received by (Printed Name) <i>S. Wright</i> C. Date of Delivery <i>3/11/2015</i>	
2. Article Number <i>(Transfer from service label)</i>		D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7012 1010 0001 6881 9580			



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)

## NOTICE OF INTENT TO DEMOLISH STRUCTURE

June 24, 2015

Edith F. Orem &  
Reginald C. Orem, Jr  
3819 Gateway Terrace, Unit 16  
Burtonsville, MD 20866

*Via Certified Mail Receipt # 7012 1010 0001 6881 8781*

**Re: 5225 Palco Place, College Park, MD 20740**  
**Deed Reference: 02508/ 00115, Land Records, Prince George's County, Maryland**

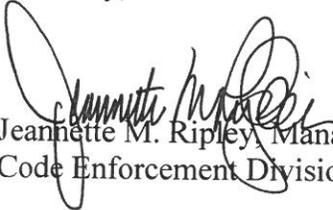
Dear Property Owners:

On March 10, 2015 the City issued a Notice of Condemnation with respect to the structure on the above-referenced property. The Notice referenced that the structure had been condemned based on its general condition due to damages sustained in a fire on November 10, 2013. Specifically, the dwelling is unfit for human habitation due to extensive damage to the sides and roof of the house. You were notified that under §125-13, "Unfit dwellings; condemnation" of the City Code, the structure could be demolished by the City or that the City could undertake abatement unless the entire structure was made sound by you on or before June 10, 2015. To date, no abatement has occurred and the structure remains unsound. As a result, this letter is to advise you that the City of College Park will proceed to demolish the structure on or after Friday, July 24, 2015.

Over the next 30 days, the City will solicit bids from contractors to demolish the referenced structure. Any costs incurred by the City to abate this unfit, hazardous structure will be placed as a lien against the property's tax account, collectible in the same manner as delinquent taxes.

Please contact me at 240-487-3570, should you have any questions regarding this matter.

Sincerely,

  
Jeannette M. Ripley, Manager  
Code Enforcement Division

cc: Regular Mail  
Posted at Property  
JPMorgan Chase Bank/ Home Equity & Consumer Lending Div., 1111 Polaris Pkwy, Columbus, OH 43240  
Joseph G. Blume, Jr. Trustee, 217 East Redwood St., Suite 2070, Baltimore, 21202  
John Orem, 7315 Latham Ct., Hughesville, MD 20637



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)

October 13, 2015

*Via Certified Mail Receipt # 7014 2120 0002 3535 9088*

**NOTICE OF HEARING**

Edith F. Orem and  
Reginald C. Orem Jr  
3819 Gateway Terrace - Unit 16  
Burtonsville, MD 20866

**Re: 5225 Palco Place, College Park, MD 20740**  
**Deed Reference: 02508/ 00115, Land Records, Prince George's County, Maryland**

Dear Property Owners:

On March 10, 2015 the City issued a Notice of Condemnation with respect to the structure on the above-referenced property. The Notice referenced that the structure had been condemned based on its general condition due to damages sustained in a fire on November 10, 2013. Specifically, the dwelling is unfit for human habitation due to extensive damage to the sides and roof of the house. You were notified that under §125-13, "Unfit dwellings; condemnation" of the City Code, the structure could be demolished by the City or that the City could undertake abatement unless the entire structure was made sound by you on or before June 1, 2015. To date, no abatement has occurred and the structure remains unsound. As a result, this structure has been ordered to be demolished.

As Public Services Director, I have notified the City's Advisory Planning Commission that this dwelling has been ordered to be demolished under §125-13(C) of the City Code. Pursuant to §125-15 of the City Code, the Advisory Planning Commission has set a hearing for November 5, 2015, at 7:30 p.m., in the Council Chambers, College Park City Hall, 4500 Knox Road, College Park, MD 20740. As owners, you are entitled to appear and be heard individually or through an agent, and to provide any additional evidence or verified information that may have a bearing on your case.

Please contact the City's Public Services Department at 240-487-3570 should you have any questions regarding this matter.

Sincerely,

Robert W. Ryan  
Director, Public Services

cc: Via Regular Mail to:

Owners  
JPMorgan Chase Bank/ Home Equity & Consumer Lending Div., 1111 Polaris Pkwy, Columbus, OH 43240  
Joseph G. Blume, Jr. Trustee, 217 East Redwood St., Suite 2070, Baltimore, 21202  
John Orem, 7315 Latham Ct., Hughesville, MD 20637  
Posted at Property

APC

Ad # 11960445 Name CITY OF COLLEGE PARK MD  
Class 820 PO# Authorized by

Size 54 Lines

P0008

Account 1010128274

CERTIFICATE OF PUBLICATION

The Washington Post Company hereby certifies that it is the publisher of The Washington Post; that The Washington Post is a newspaper of general circulation, published daily in the City of Washington, District of Columbia; that The Washington Post has been so published continuously for more than one year prior to the date of first publication of the notice mentioned below; that the undersigned person is the duly authorized agent of The Washington Post Company to execute this certificate on its behalf; and that a notice of which the annexed is a true copy was printed and published in said newspaper on the following date(s) at a cost of \$364.12 and was circulated in the Washington metropolitan area.

Published 2 time(s). Date(s):15 and 22 of October 2015

Account 1010128274

THE WASHINGTON POST

By



Nicole McKinney  
BILLING MANAGER

NOTICE OF HEARING CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION HEARING RE: DEMOLITION OF 5225

PALCO PLACE, COLLEGE PARK, MD 20740 THURSDAY, NOVEMBER 5, 2015 - 7:30 P.M. 2ND FLOOR COUNCIL CHAMBERS CITY HALL, 4500 KNOX ROAD COLLEGE PARK, MD 20740 Please take notice that a hearing pursuant to §125-15 of the College Park City Code will be held at the above-referenced time and place to consider the demolition of 5225 Palco Place, College Park, MD 20740, the said property having been condemned as unfit for human habitation and ordered to be demolished. The property is recorded among the Land Records of Prince George's County, Maryland at Liber 02508, folio 00115, with Tax Account Number 01-0048421. For further information, contact the College Park Public Services Department at 240-487-3570 or PublicServices@collegeparkmd.gov.

Real Property Data Search ( w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
<b>Account Identifier:</b>		<b>District - 01 Account Number - 0048421</b>								
Owner Information										
<b>Owner Name:</b>		OREM REGINALD C JR & EDITH F				<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		3819 GATEWAY TER BURTONSVILLE MD 20866-				<b>Principal Residence:</b>		YES		
						<b>Deed Reference:</b>		/02508/ 00115		
Location & Structure Information										
<b>Premises Address:</b>		5225 PALCO PL COLLEGE PARK 20740-0000				<b>Legal Description:</b>				
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	<b>A-2360</b>
0019	00A4	0000		9300	02	E	20	2014		
<b>Special Tax Areas:</b>		<b>Town:</b>				COLLEGE PARK				
		<b>Ad Valorem:</b>								
		<b>Tax Class:</b>				8				
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>		
1954		1,232 SF				9,180 SF		001		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>				
1 1/2	NO	SPLIT LEVEL	FRAME	1 full	1 Attached					
Value Information										
		<b>Base Value</b>		<b>Value As of 01/01/2014</b>		<b>Phase-in Assessments As of 07/01/2015</b>		<b>As of 07/01/2016</b>		
<b>Land:</b>		75,500		75,500						
<b>Improvements</b>		100		100						
<b>Total:</b>		75,600		75,600		75,600		75,600		
<b>Preferential Land:</b>		0						0		
Transfer Information										
<b>Seller:</b>		<b>Date:</b> 11/28/1960				<b>Price:</b> \$16,500				
<b>Type:</b>		<b>Deed1:</b> /02508/ 00115				<b>Deed2:</b>				
<b>Seller:</b>		<b>Date:</b>				<b>Price:</b>				
<b>Type:</b>		<b>Deed1:</b>				<b>Deed2:</b>				
<b>Seller:</b>		<b>Date:</b>				<b>Price:</b>				
<b>Type:</b>		<b>Deed1:</b>				<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2015		07/01/2016				
<b>County:</b>		000		0.00						
<b>State:</b>		000		0.00						
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00				
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>								
<b>Exempt Class:</b>		NONE								
Homestead Application Information										
<b>Homestead Application Status: No Application</b>										