



To: **Advisory Planning Commission**

Through:
**Director of Public Services
City of College Park
4601-A Calvert Road-
College Park, MD 20740**

4911 Iroquois Street, College Park

Subject Property Address

Kennesha Rodgers

Agent/Owner

2504 Artesian Lane

Mailing Address

Bowie, MD 20716-3801

City, State Zip

December 4, 2018

Date of Violation/Inspection

I hereby request a waiver of the following section(s) of the City Code of College Park, Maryland. Will you schedule this hearing at your earliest convenience?

- Section(s): 125-6(H) Basic Equipment and Facilities
 125-9(D) Ceiling Height
 125-9(E) Basement Space
 125-17 (A) Fire Safety -
 125-22(B) Facilities – Electrical Wiring

Reason: _____

Signed: see attachment

Date: _____

Statement of Facts

1. The appellant Kennesha Rodgers, has requested a waiver of the ceiling height requirement in the second-floor bedroom of the subject property.

The property owners are Benjamin Rodgers and Kennesha Rodgers of 2504 Artesian Lane, Bowie, Maryland.

During the December 4, 2018 annual inspection for a City of College Park Residential Occupancy Permit, it was determined that the ceiling height of the second (2nd) floor sleeping room failed to meet/maintain the required seven (7') foot ceiling height for habitable space. This officer cited this failure on the inspection report and has not yet issued a valid Residential Occupancy Permit for the 2018 – 2019 permit period.

2. A waiver of the City Code has been requested. Section 125-9 (D) Space, use and location: At least ½ of the floor area of every habitable room shall have a ceiling height of at least seven feet, and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
3. The second-floor bedroom measures 210 square feet with a ceiling height of six-feet, four inches (6'4") throughout. Interior photos from www.redfin.com and CEO inspection
4. The subject property is described as a one-and-one-half story frame structure with basement on State tax records.



5. The original structure was built in 1928. City and County constructions permits were issued to previous owners in 2007 to construct a 28-foot-by-12-foot addition; in 2008 to construct a 10-foot-by-12-foot deck with steps; in 2010 for a three-foot fence in the back yard and in 2013 for the installation of solar panels.

No construction permits have been issued to the current property owners.

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Officer: Derek Daves, Sr. CEO

6. CEO Daves has determined that the measurements of the second-floor sleeping room are substandard, and do not comply with §125-9(D) of the Code of the City of College Park.
7. The Department of Public Services requests that the Advisory Planning Commission accept this report and its exhibits as part of the record for the subject property.

Recommended Alternatives for Compliance

Any one of the following alternatives would bring this structure into compliance with the Code of the City of College Park, Section 125-9 (D):

1. Cease use of this second-floor room as living and/or sleeping quarters; OR
2. Modify space to meet required measurements.
3. Obtain a waiver of the ceiling height requirement from the City's Advisory Planning Commission.

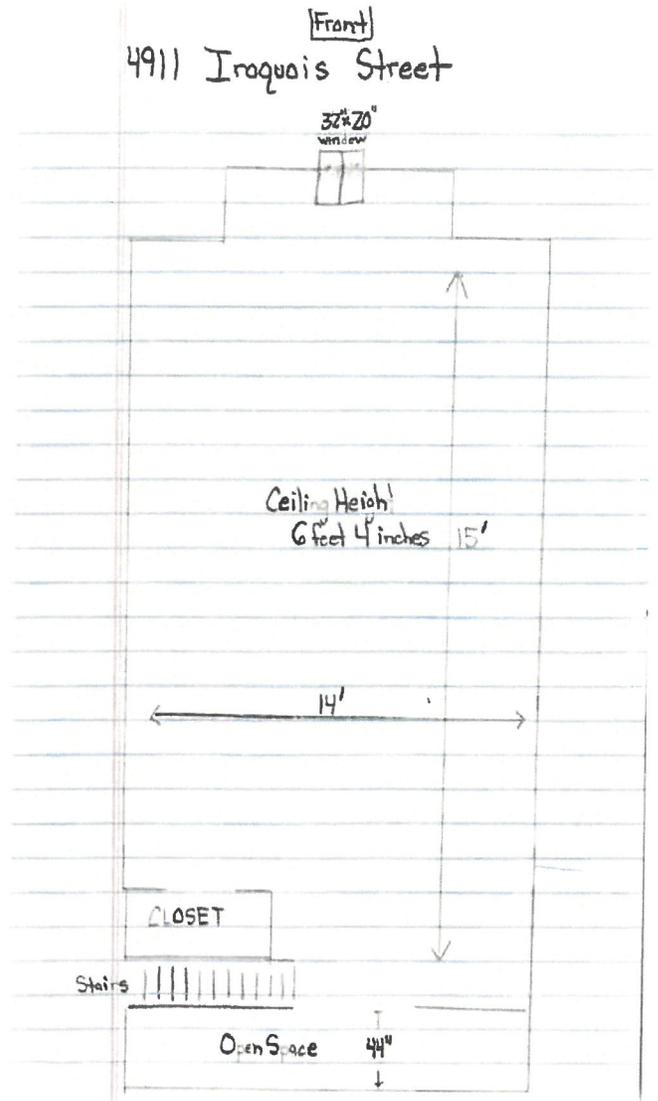
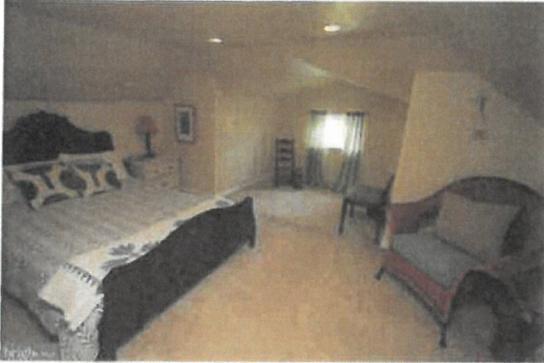
Respectfully submitted,



Senior Code Enforcement Officer

Subject Property: 4911 Iroquois Street
Case Number: APC-CEO-0064-2019
Officer: Derek Daves, Sr. CEO

Interior Photos and Drawings





CITY OF COLLEGE PARK

DEPARTMENT OF PUBLIC SERVICES

4500 KNOX ROAD COLLEGE PARK, MD 20740 | T. 240.487.3570 | F. 301.220.1172 | publicservices@collegeparkmd.gov
WWW.COLLEGEPAKMD.GOV

January 29, 2019

Benjamin Rodgers
Kenneshia Rodgers
2504 Artesian Lane
Bowie, MD 20716-3801

RE: 4911 Iroquois Street, College Park, MD 20740

Dear Property Owners:

Your request for a waiver of Section 125-9 (D) Space, use and location as it relates to ceiling height, of the Code of the City of College Park has been received and forwarded to the City's Advisory Planning Commission.

A hearing regarding your request has been scheduled for February 7, 2019 at 7:30 p.m. The hearing will take place in the Council Chambers of City Hall at 4500 Knox Road, College Park.

You are hereby invited to attend this meeting and present any information relevant to the matter.

Should you have any questions or concerns, please contact me at 240-487-3570 or you may send an email to ddaves@collegeparkmd.gov, prior to the hearing.

Sincerely,

A handwritten signature in black ink that reads "Derek Daves".

Derek Daves,
Senior Code Enforcement Officer

cc: Advisory Planning Commission
Via Email

Derek Daves

From: Kennesha Rodgers <kennesha.rodgers@gmail.com>
Sent: Friday, December 07, 2018 4:18 PM
To: Derek Daves
Subject: Request for Waiver

Hello Mr. Daves,

I am writing to request a waiver of the ceiling height requirement for the 2nd floor bedroom at our home in college park: 4911 Iroquois Street, College Park, MD 20740.

The inspection was completed on December 4th 2018.

Thank you for your consideration of this matter.

Sincerely,

Kennesha Rodgers
(301) 706-1659

Sent from my iPhone

500 Knox Road
College Park, MD 20740
Phone: 240-487-3570
Fax: 301-864-7965

City of College Park
PAGE ONE
PROPERTY MAINTENANCE RESIDENTIAL
INSPECTION REPORT

DATE: DEC. 4, 2018
TIME: 10:00 AM
CONTROL#: 0007686
LICENSE#: 19-00004524

NEW

Address of Inspection property: 4911 IROQUOIS ST
Permit Expires: October 17, 2019 Council District:

Type of Inspection Annual # of Units: Year Built:=
Name of Owner BENJAMIN RODGERS Phone No.
Address of Owner 2504 ARTESIAN LANE, BOWIE MD 20716-3801
Name of Manager/Agent BENJAMIN RODGERS Phone No. 301-821-3025
Address of Agent 2504 ARTESIAN LANE, BOWIE MD 20716-3801

Pursuant to the authority granted by Chapter 125 of the City of College Park Code of Ordinances, you must correct the following violations prior to the below listed reinspection date. Failure to comply could result in a Municipal infraction in the amount of \$100.00 per Section 125-3B(2), (3) and C if not corrected within 30 days from the date of the original notification for each violation noted. You have the right to appeal this order to the Advisory Planning Commission. This appeal must be in writing to this office within ten (10) days from the date of this report.

Action	Good	Supplied	Cond	Section	Good	Supplied	Cond	
				<u>Basic Equipment & Facilities</u>	<u>Space, Use & Location</u>			
25-6A Stove/Refrigerator/Sink	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-9A, B	Adequate Square Footage	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
25-6B Toilet	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-9D	Ceiling height (7ft)	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
25-6G Hot Water	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-9E	Basement Space	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Other				125-9F	Closets	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Other				Other	*2 nd means of escape*	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Other				Other		<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	

<u>Light, Ventilation, Heating</u>				<u>Responsibilities of Owner/Occupant</u>			
25-C Bathroom ventilation	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-10B	Premises clean/sanitary	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
25-7E Heat/works properly	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-10F	Insect/pest/rodent-free	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
25-7G Screens on windows	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-10H	Animal - Sanitary cond.	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
25-7H Basement Screens	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-10I	Inop vehicle(s) on pro.	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Other	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-10J	Trash/debris/tall grass	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Other	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-10L	Off street parking	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
				125-10M	Address numbers visible	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
				125-24	Firewood Off Ground	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
				141-6	Toter	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N

<u>Maintenance of Dwelling</u>				<u>Fire Safety</u>			
25-25 Floor, walls, ceiling	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-17	Smoke alarms	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
25-26 Windows, doors	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	125-17	Fire hazards	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
25-8C Porch/fence/garage	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other	*Carbon Monoxide Alarms*	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
25-27 Stairways, handrails	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other			
25-19 Plumbing	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other			
25-22 Electrical	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other			
25-22A Gas	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other			
25-8I Drain/Gutter/Downspouts	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other			
25-25H Roof	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other			
Other	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N				

Lead Registry Not Required Required Submitted Pending Other attached
County U&O No. Not Required Required Submitted Pending Other

Inspector's Comments:
#1 install carbon monoxide alarm to each level of the house
#2 2ND FLOOR BEDROOM DOES NOT MEET CODE STANDARD FOR 2ND MEANS OF ESCAPE
→ window opening measures 20' x 14" = 280 square inches ← room posted & photographed
→ STOP USING AS BEDROOM/SLEEPING ROOM
#3 2ND FLOOR BEDROOM DOES NOT MEET CODE STANDARD FOR ~~CEILING HEIGHT~~ CEILING HEIGHT
→ measures 6 feet 4 inches; Code Requirement is 7 feet measured floor to ceiling ←

Please certify in writing any corrections, so that your occupancy permit may be processed. The correction notice must be received within 30 days of the inspection date or a reinspection will be scheduled and charges may be imposed.

Inspection Date: 1/8/19 11:00am Inspector: DEREK DAVES
MAILED & EMAILED CHARLES READING
Received by: MAILED & EMAILED Code Enforcement Division
Owner/Agent/Manager/Other

WARNING

This tobacco may not be legally used for shipping.
This room does not comply
with fire escape requirements.

Removal of this sign is prohibited.

4911 Joppels Street

12/4/19

DAVIS