

RESOLUTION 18-05

WHEREAS, The County Commissioners of Queen Anne's County are authorized under Section 1-104(p) of the Code of Public Laws of Queen Anne's County (Article 18 of the Code of Public Local Laws of Maryland) "to provide that any valid charges or assessments made against real property within the County shall be liens upon such property to be collected in the same manner as County taxes are collected",

AND WHEREAS, Queen Anne's County Ordinance No. 94-04 ("The Nuisance Ordinance") provides, inter alia, that "The County Commissioners of Queen Anne's County shall have the full power and authority to abate any nuisance as set forth herein by an appropriate means and to assess the property owner for the costs thereof. Any damage or assessments made hereunder shall be a lien against the real property benefitted and may be collected in the same manner as County real estate taxes.

AND WHEREAS, pursuant to the authority set forth above, The County Commissioners have abated to have caused to be abated a nuisance on the property described below and have determined that the costs thereof are fair and reasonable and are valid charges and assessments.

NOW THEREFORE IT IS RESOLVED, by The County Commissioners of Queen Anne's County that the amount shown below be assessed as a lien against the property described below and that the same be collected in the same manner as County real estate taxes.

PROPERTY: 1724 Starr Rd.
Queen Anne, MD 21657

TAX MAP: 61 GRID: 11 PARCEL: 71 LOT: 39 TAX ID#: 1806001939

OWNER: Percy Jacobs

AMOUNT OF ASSESSMENT: \$650.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13th
day of February, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephan Wilson
[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: February 7, 2018

RE: Map 61, Grid 11, Parcel 71 (1724 Starr Rd. Queen Anne, MD 21657)

On December 8, 2017, an independent contractor hired by the Zoning Office to remove junk/trash at the above referenced address after the property owner ignored repeated attempts by the Zoning Inspector to get the site to comply with Queen Anne's County Code **Sections 19-3 B Nuisance prohibited**. *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk – old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances.*

Attached is the Resolution to place a lien on the subject property so the County can be reimbursed for the cost of removing the junk.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 1724 Starr Rd. Queen Anne, MD 21657 in the amount of \$750.00.



*Queen
Anne's
County*

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County Commissioners:

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Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

January 19, 2018

Percy Jacobs
4060 Hennise Lane
Trappe, MD 21673

RE: Tax Map 61, Parcel 71 (1724 Starr Rd. Queen Anne, MD 21657) **Junk/Trash**

To Whom It May Concern:

Queen Anne's County hired an independent contractor to remove trash on the property referenced above. Attached is a copy of the bill.

Therefore, you have fifteen (15) days from the date of this letter to pay the \$650.00 bill, plus an administrative fee of \$100.00 for a total of \$750.00. Failure to pay the full amount will result in a lien being placed against your property. Please make the check payable to the Queen Anne's County Commissioners and mail it to the above address. If it is after the 15 days please mail a check to 107 North Liberty St. Centreville, MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00am if you need to contact me.

Sincerely,

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: Traveling Lawn Service

check Feb. 3rd 2018

Trawkin Lawn Service
 205 Impassada RD 689718
 Barclay MD 21607

CUSTOMER'S ORDER NO.		DATE	
		12/8/17	
NAME			
QAC Planning + Zoning			
ADDRESS			
110 Vucet St Suite 104			
CITY, STATE, ZIP			
Centreville Md			
SOLD BY	CASH	C.O.D.	CHARGE
		ON. ACCT.	MOSE. RETD.
			PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT
1	12/8 Clean-up trash/Debris		
2	1724 Stan Rd		650.00
3			
4			
5			
6			
7			
8			
9			
10	Thank You		
11			
12			
RECEIVED BY			

A-4705
 7-18828

KEEP THIS SLIP FOR REFERENCE

01-11



Queen Anne's County

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

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November 7, 2017

Percy Jacobs
4060 Hennessee Lane
Trappe, MD 21673

RE: Map 61, Parcel 71 (1724 Starr Rd. Queen Anne, MD 21657) Trash/ Junk

To Whom It May Concern:

During an investigation of a nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Code Section 19-3B, C, and D.

Sections 19-3 B Nuisance prohibited. A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk - old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances.

Section 19-3 C All household waste in Queen Anne's County shall be stored in closed containers which are rodent and fly proof and which are securely sealed to prevent accidental spillage or infestation.

Section 19-3 D No household waste in Queens Anne's County shall be allowed to accumulate for more than two weeks before the same is properly disposed of by transportation to an approved sanitary landfill. Notwithstanding the foregoing provision, no household waste shall be allowed to remain on residential property for any period if the same becomes foul, decaying or putrescent.

You have seven (7) days from the date of this letter to address the violations or we will hire an independent contractor to clean up the junk/trash. Failure to pay the cost of the clean-up will result in a lien being placed against your property. Also, failure to correct the violations may result in a civil zoning citation. I can be reached at 410-758-4088 Monday thru Friday from 8am to 10am.

Sincerely,
Joe Pippin
Zoning Inspector

Handwritten notes: - called Dale Walls to clean up 11/21/17 property in tax sale check Nov. 14 2017 410-725-1021 Ms. Johnson waiting on invoice. 410-490-0105