RESOLUTION 18-28

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: 1740 Church Hill Rd.
Centreville, MD 21617

TAX MAP: 36 GRID: 1 PARCEL: 31 LOT: TAX ID#: 1803000532

OWNER: Cross Country Equity LLC

AMOUNT OF ASSESSMENT: $240.00
ADMINISTRATIVE FEE: $100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th day of July, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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: Vivian J. Swinson
Zoning Administrator

Date: June 21, 2018

RE: Map 36, Grid 1, Parcel 31 (1740 Church Hill Rd. Centreville, MD 21617)

On June 2, 2018, an independent contractor hired by the Zoning Office cut the grass 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 ***Chapter 19 Article II*** §19-2.L.(2) which states: *A person may not allow any vegetation to grow higher than 12 inches on any lot or parcel that is : (a) Less than three acres in size; and (b) located in an approved or recorded residential subdivision or any part of which is within 200 feet of a neighboring residence.*

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

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 1740 Church Hill Rd. Centreville, MD 21617 in the amount of $340.00.

Queen Anne's County

County Commissioners:
James J. Moran, At Large
Jack N. Wilson Jr., District 1
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June 6, 2018

Cross Country Equity LLC
3138 N. 1250 W.
Pleasant View, UT 84414

RE: Tax Map 36, Parcel 31 (1740 Church Hill Rd. Centreville, MD 21617)

To Whom It May Concern:

Queen Anne's County hired an independent contractor to cut the grass 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 $240.00 bill, plus an administrative fee of $100.00 for a total of $340.00. 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 fifteen (15) days from the date of the letter, please mail your check to Queen Anne's County Finance Office, 107 North Liberty St. Centreville, MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to10:00am if you need to contact me.

Sincerely,

Joe Pippin

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

check June 21 2018

Callahan's Lawn Care
P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/3/2018	6239

amount enclosed

BILL TO
Queen Annes County Att. Vivian Swindon 110 Vincit street Suite 104 Centreville , MD 21617

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
	1740 Churchill Rd		
cut	cut overgrown lawn	6/2/2018	240.00

Thank you for your business.	**Total**	$240.00

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

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May 25, 2018

Cross Country Equity LLC
3138 N. 1250 W
Pleasant View, UT 84414

RE: Tax Map 36, Parcel 31 (1740 Church Hill Rd., Centreville, MD 21617) **Grass**

To Whom It May Concern:

During an investigation of a nuisance complaint on your property, I have determined that you are in violation of Queen Anne's County Code ***Chapter 19 Article II §19-2 L. (2)*** *which states: A person may not allow any vegetation to grow higher than 12 inches on any lot or parcel that is: (a) Less than three acres in size; and (b) located in an approved or recorded residential subdivision or any part of which is within 200 feet of a neighboring residence.*

You have seven (7) days from the date of this letter to address the violation. You must mow the entire yard. If the grass is not cut, you may be issued a citation or Queen Anne's County may hire an independent contractor to cut the grass. Failure to pay the cost of the grass cutting within fifteen (15) days will result in a lien being placed against your property.

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

Sincerely,

Joe Pippin

Joe Pippin
Zoning and Nuisance Inspector

check June 1st
I text Brian to mow

Real Property Data Search (w4)

Search Result for QUEEN ANNE'S COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 03 Account Number - 000532

Owner Information

Owner Name: CROSS COUNTRY EQUITY LLC

Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 3138 N 1250 W
PLEASANT VIEW UT 84414-

Deed Reference: /02885/ 00260

Location & Structure Information

Premises Address: 1740 CHURCH HILL RD
CENTREVILLE 21617-0000

Legal Description: 2.271 ACS
S/E US RT 213
N/CENTREVILLE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0036	0001	0031		0000				2016	Plat Ref:	45/ 39

Special Tax Areas:

Town: NONE

Ad Valorem:

Tax Class: 4

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1960	1,316 SF		2.2710 AC	

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

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	111,200	110,800		
Improvements	92,900	128,400		
Total:	204,100	239,200	227,500	239,200
Preferential Land:	0			0

Transfer Information

Seller: PENNYMAC LOAN SERVICES LLC **Date:** 04/20/2018 **Price:** $160,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /02885/ 00260 **Deed2:**

Seller: SCHMID AMBER M **Date:** 01/10/2018 **Price:** $159,600
Type: NON-ARMS LENGTH OTHER **Deed1:** /02835/ 00160 **Deed2:**

Seller: CORSICA RIVER LLC **Date:** 09/09/2015 **Price:** $248,000
Type: ARMS LENGTH IMPROVED **Deed1:** /02455/ 00313 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:

Special Tax Recapture:

Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**