

RESOLUTION 18-30

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: 108 Groff Rd.
Millington, MD 21651

TAX MAP: 1 GRID: 24 PARCEL: 44 LOT: 2 TAX ID#: 1807009801

OWNER: Jeffrey M. Morris and Mary A. Morris

AMOUNT OF ASSESSMENT: \$1,389.38
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 14th
day of August, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephanie E. ...
...
...
...



**Queen
Anne's
County**

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

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

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: July 10, 2018

RE: Map 1, Grid 24, Parcel 44 (108 Groff Rd. Millington, MD 21651)

On June 15, 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.*

Also Queen Anne's County Code *Section 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 the grass cutting and property clean up.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 108 Groff Rd. Millington, MD 21651 in the amount of \$1,489.38.



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June 21, 2018

Elizabeth Frances Wallis L/E
Kathleen P. Freeman
208 Burchard Sawmill Rd.
Chestertown, MD 21620

RE: Tax Map 5, Parcel 135 (208 Burchard Sawmill Rd. Chestertown, MD 21620) **Grass**

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 bill \$550.00, plus an administrative fee of \$100.00 for a total of \$650.00. 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 to 10:00am if you need to contact me.

Sincerely,

A handwritten signature in black ink that reads "Joe Pippin".

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: B&K Plant Farm & Landscaping, LLC

check July 6th

B & K Plant Farm & Landscaping, LLC

520 John Powell Road
Church Hill, MD 21623
410-778-4445

Invoice

Date	Invoice #
6/3/2018	4208

Bill To
Queen Anne's Co 110 Vincit St. Suite 104 Centreville, MD 21617

Description	Amount
6/15 Bush hogged tall grass @ 208 Burchard Sawmill Road, trimmed around house & cut some brush down around house. Labor & equipment	550.00
Thank you for your business. Payment due 10 days from billing date.	Total \$550.00



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June 5, 2018

Elizabeth Frances Wallis L/E
Kathleen P. Freeman
208 Burchard Sawmill Rd.
Chestertown, MD 21620

RE: Tax Map 5, Parcel 135 (208 Burchard Sawmill Rd. Chestertown, MD 21620) **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
Zoning and Nuisance Inspector

check June 12, 2018

- Not mowed. 6/13/18 SP
- call BtK. to mow
- waiting on invoice.

*send grass letter
bush hog*

Real Property Data Search (w4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 07 Account Number - 010567							
Owner Information									
Owner Name:		ELIZABETH FRANCES WALLIS L/E FREEMAN KATHLEEN P			Use:		RESIDENTIAL		
Mailing Address:		208 BURCHARD SAWMILL ROAD CHESTERTOWN MD 21620			Principal Residence:		NO		
					Deed Reference:		/00053/ 00235		
Location & Structure Information									
Premises Address:		208 BURCHARD SAWMILL RD CHESTERTOWN 21620-0000			Legal Description:		LOT 2 MCGINNIS LOTS W/BURCHARD SAWMILL RD S/MCGINNIS COR		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0005	0022	0135		0000			2	2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		7			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						1.0500 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		55,700		55,500					
Improvements		0		0					
Total:		55,700		55,500		55,500		55,500	
Preferential Land:		0						0	
Transfer Information									
Seller: WALLIS, ROBERT L & ELIZABETH				Date: 06/30/1997			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: CWC /00053/ 00235			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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:			

1. This screen allows you to search the Real Property database and display property records.