

**RESOLUTION** 18-31

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: 208 Burchard Sawmill Rd.  
Chestertown, MD 21620

TAX MAP: 5 GRID: 22 PARCEL: 135 LOT: 2 TAX ID#: 1807010567

OWNER: Elizabeth Frances Wallis L/E and Kathleen P. Freeman

AMOUNT OF ASSESSMENT: \$550.00  
ADMINISTRATIVE FEE: \$100.00

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

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]



**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 5, Grid 22, Parcel 135 (208 Burchard Sawmill Rd. Chestertown, MD 21620)

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.*

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 208 Burchard Sawmill Rd. Chestertown, MD 21620 in the amount of \$650.00.



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June 21, 2018

Jeffrey M. Morris

Mary A. Morris

108 Groff Rd.

Millington, MD 21651-1610

**RE: Tax Map 1, Parcel 44 (108 Groff Rd. Millington, MD 21651) Grass/ Junk**

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 \$1,389.38, plus an administrative fee of \$100.00 for a total of \$1,489.38. 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,

Joe Pippin

Zoning/Nuisance Inspector

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

B & K Plant Farm & Landscaping, LLC

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

# Invoice

Date	Invoice #
6/3/2018	4207

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

Description	Amount
6/15 Cleaned up trash & debris in yard @ 108 Groff Road. Cut up fallen tree branches. Mowed & trimmed tall grass. Hauled trash & debris to Midshore Landfill, Ridgely. Labor, equipment & hauling Landfill fee	1,295.00 94.38
Thank you for your business. Payment due 10 days from billing date.	<b>Total</b> \$1,389.38





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May 16, 2018

Jeffrey M. Morris  
Mary A. Morris  
108 Groff Rd.  
Millington MD 21651-1610

RE: Tax Map 1, Parcel 44 (108 Groff Rd. Millington MD 21651) **Grass/ Junk**

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.*

Also, **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.*

You have seven (7) days from the date of this letter to address the violations. 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 May 24 2018

- GRASS HAS NOT BEEN CUT } 5-30-18  
- JUNK HAS NOT BEEN REMOVED } GAP  
- call B&K to clean up.

Real Property Data Search ( w4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
<b>Account Identifier:</b>		<b>District - 07 Account Number - 009801</b>							
<b>Owner Information</b>									
<b>Owner Name:</b>		MORRIS JEFFREY M MORRIS MARY A			<b>Use:</b>		COMMERCIAL/RESIDENTIAL		
<b>Mailing Address:</b>		108 GROFF RD MILLINGTON MD 21651-1610			<b>Principal Residence:</b>		YES		
					<b>Deed Reference:</b>		/00654/ 00208		
<b>Location &amp; Structure Information</b>									
<b>Premises Address:</b>		108 GROFF RD MILLINGTON 21651-0000			<b>Legal Description:</b>		1.06 AC N/MD RT 313 S/W MILLINGTON		
<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>
0001	0024	0044		0000				2017	Plat Ref:
<b>Special Tax Areas:</b>				<b>Town:</b>		NONE			
				<b>Ad Valorem:</b>					
				<b>Tax Class:</b>		6			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1889		1,780 SF				1.0600 AC			
<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	STANDARD UNIT	SIDING	2 full					
<b>Value Information</b>									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				<b>As of</b>		<b>As of</b>		<b>As of</b>	
				01/01/2017		07/01/2017		07/01/2018	
<b>Land:</b>		60,600		50,600					
<b>Improvements</b>		128,400		135,200					
<b>Total:</b>		189,000		185,800		185,800		185,800	
<b>Preferential Land:</b>		0						0	
<b>Transfer Information</b>									
<b>Seller:</b> WALLS, THOMAS F, JR & TINA				<b>Date:</b> 01/11/1999			<b>Price:</b> \$40,500		
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> SM /00654/ 00208			<b>Deed2:</b>		
<b>Seller:</b> TEAT, CARRIE E				<b>Date:</b> 01/16/1996			<b>Price:</b> \$26,500		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> SM /00517/ 00881			<b>Deed2:</b>		
<b>Seller:</b>				<b>Date:</b>			<b>Price:</b>		
<b>Type:</b>				<b>Deed1:</b>			<b>Deed2:</b>		
<b>Exemption Information</b>									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2017</b>		<b>07/01/2018</b>			
<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					
<b>Homestead Application Information</b>									
<b>Homestead Application Status:</b> Approved 04/22/2014									
<b>Homeowners' Tax Credit Application Information</b>									
<b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b>									