

RESOLUTION 19-24

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: 112 Conquest Road
Centreville, MD 21617

TAX MAP: 28 GRID: 07 PARCEL: 190 LOT: 09 TAX ID#: 1803026884

OWNER: Kevin Ray Richardson

AMOUNT OF ASSESSMENT: \$260.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23rd
day of July, 2019.

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
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

July 8, 2019

RE: Map 28, Grid 07, Parcel 190, Lot 09 (112 Conquest Road, Centreville MD 21617)

On DATE OF INVOICE, 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 112 Conquest Road, Centreville MD 21617 in the amount of \$360.00



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June, 17 2019

Gladwin D'Costa
13978 Baltimore Ave.
Laurel, MD 20707

RE: Tax Map- 28, Parcel-190, Lot 9 Grass Cutting (112 Conquest Rd. Centreville, MD 21617)

Dear Mr. D'Costa:

Queen Anne's County Zoning Office has hired an independent contractor to cut the grass on the property referenced above. Attached is a copy of the bill.

Therefore, you have twenty (20) days from the date of this letter to pay the \$260.00 bill, plus an administrative fee of \$100.00 for a total of \$360.00. 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 Dept. of Planning and Zoning 110 Vincit St., Suite 104, Centreville, MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00 am to 10:00 am if you need to contact me. Thank you for your time in this matter.

Sincerely,

Ken Southard
Zoning/Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Sent on 6-17-19
Check on 7-8-19

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

| DATE | INVOICE # |
|-----------|-----------|
| 6/13/2019 | 6867 |

| |
|---|
| BILL TO |
| Queen Annes County Att. Vivian Swinson 110 Vincit street Suite 104 Centreville . MD 21617 |

| |
|-----------------|
| amount enclosed |
| |

| TERMS |
|-------|
| |

| ITEM | DESCRIPTION | SERVICED | AMOUNT |
|------------------------------|---------------------------------------|--------------|----------|
| cut | 112 Conquest rd cut overgrown lawn | 6/11/2019 | 260.00 |
| Thank you for your business. | | Total | \$260.00 |



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May 2, 2019

Kevin Richardson
112 Conquest Road
Centreville, MD 21617

RE: Tax Map 28, Parcel 190 Lot 9 Grass Cutting (226 Conquest Road Centreville, MD 21617)

To Whom It May Concern:

During a zoning investigation of a nearby 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 \$500.00 civil 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,

Ken Southard
Zoning and Nuisance Inspector

sent 5-2-19



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May 29, 2019

Gladwin D'Costa
13978 Baltimore Ave.
Laurel, MD 20707

RE: Tax Map 28, Parcel 190 Lot 9 Grass Cutting (112 Conquest Road Centreville, MD 21617)

To Whom It May Concern:

During a zoning investigation of a nearby property, I have determined that the above mentioned property is 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.*

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

Sincerely,

Ken Southard
Zoning and Nuisance Inspector

Sent on 5-28-19
Called Cellobens lawn
Service 6-10-19 to
mow yard @ 112 Conquest Rd.