

RESOLUTION 19-25

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: 114 Wye Knot Ct.
Queenstown, MD 21658

TAX MAP: 60 GRID: 13 PARCEL: 16 LOT: 1 TAX ID#: 1805044472

OWNER: Federal Home Loan Mortgage Corporation

AMOUNT OF ASSESSMENT: \$150.00
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]



**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 J. Swinson
Zoning Administrator

Date: July 9, 2019

RE: Map 60, Grid 13, Parcel 16 (114 Wye Knot Ct. Queenstown, MD 21658)

On May 24, 2019, 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 114 Wye Knot Ct. Queenstown, MD 21658 in the amount of \$250.00.



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June 17, 2019

Federal Home Loan Mortgage Corp.
5000 Plano Parkway
Carrollton, TX 75010

RE: Tax Map 60, Parcel 16 (114 Wye Knot Ct. Queenstown, MD 21658) Grass

To Whom It May Concern:

Queen Anne's County hired an independent contractor to mow 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 \$150.00 bill, plus an administrative fee of \$100.00 for a **total of \$250.00**. 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 8:00am to 10:00am if you need to contact me. Thank you for your time in this matter.

Sincerely,

Joe Pippin
Zoning/Nuisance Inspector

check July 7th

Attachments: Invoice: Callahan's Lawn Care

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

Invoice

DATE	INVOICE #
6/13/2019	6866

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	114 Wye knot ct. cut overgrown lawn	5/24/2019	150.00
Thank you for your business.		Total	\$150.00



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Centreville, MD 21617

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May 9, 2019

Federal Home Loan Mortgage Corp.
5000 Plano Parkway
Carrollton, TX 75010

RE: Tax Map 60, Parcel 16 (114 Wye Knot Ct. Queenstown, MD 21658) 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. Also, I have contacted the County Sheriff's Office in reference to the parked cars along the road that need to be removed.

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 16th
- Back yard not mowed.
- ordered mowed. May 22
- waiting on Invoice