

RESOLUTION 20-31

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: 109 Edmore Road
Chestertown, MD 21620

TAX MAP: 10, PARCEL: 46, LOT: 9, TAX ID: 1802011883

OWNER: Edwin B. Klein

OCCUPIED-__ VACANT- X BANK OWNED-__ VACANT LOT-__ RENTED-__

AMOUNT OF ASSESSMENT: \$190.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd
day of September, 2020.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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



**Queen
Anne's
County**

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

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 Swinson
Zoning Administrator

September 4, 2020

RE: Map- 10, Parcel- 46, Lot-9, (109 Edmore Road, Chestertown MD 21620)

On August 7, 2020, 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 109 Edmore Road, Chestertown MD 21620 in the amount of \$290.00.



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July 30, 2020

Edwin Brand Klein
109 Edmore Road
Chestertown, MD 21620

RE: Tax Map- 10, Parcel- 46, Lot- 9, (109 Edmore Road, Chestertown MD 21620) Uncut Grass

Dear Mr. Klein,

During an investigation of a property the area of the above listed 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 and administrative fee within twenty (20) 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



*Queen
Anne's
County*

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August 13, 2020

Edwin Brand Kline
109 Edmore Road
Chestertown, MD 21620

RE: Tax Map- 10, Parcel- 46, Lot- 9 (109 Edmore Road, Chestertown MD 21620) Uncut Grass

Dear Mr. Kline:

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 twenty (20) days from the date of this letter to pay the \$190.00 bill, plus an administrative fee of \$100.00 for a total of \$290.00. 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,

Ken Southard
Zoning/Nuisance Inspector

Attachments: Grass Contractor Invoice

B & K Plant Farm & Landscaping, LLC

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

Invoice

Date	Invoice #
8/2/2020	4636

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

Description	Amount
8/07 Mowed & trimmed tall grass @ 109 Edmore Rd.	190.00
RECEIVED AUG 11 2020 QUEEN ANNE'S COUNTY PLANNING & ZONING	
Thank you for your business. Payment due 10 days from billing date.	Total \$190.00



8-5-20



301-304-3400
SAMUEL I. WHITE, P.C.
598 LYNNHAVEN PARKWAY, SUITE 200
VIRGINIA BEACH, VA 23452

**SUBSTITUTE TRUSTEE'S SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
108 Edmore Road
Chestertown, MD 21620

9am
-5pm

Under and by virtue of the power of sale contained in a certain Deed of Trust to WILLIAM J. PETRINA, VP, Trustee(s), dated December 16, 2016, and recorded among the Land Records of QUEEN ANNE'S COUNTY, MARYLAND in Liber 2495, folio 285, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustee, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE QUEEN ANNE'S COUNTY COURTHOUSE LOCATED AT 200 N. COMMERCE STREET, CENTREVILLE, MD 21617 ON:

MARCH 9, 2020 at 12:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in QUEEN ANNE'S COUNTY, MD and described as follows:

SITUATED IN THE SECOND ELECTION DISTRICT OF QUEEN ANNE'S COUNTY, MARYLAND, KNOWN AS LOT NOS. 616 AND 617, AS SHOWN ON A PLAT ENTITLED "SECTION NO. 2 OF CHESTER HARBOR", WHICH SAID PLAT IS RECORDED AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND, IN PLAT LIBER T.S.P. NO. 1, FOLIO 61, SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to assessments, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of \$20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price shall be paid in cash or by check on the date of sale to the order of the Trustee. The deposit will be held within TEN DAYS after the final ratification of the sale. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser, if applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Just examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and cost of the defaulting purchaser. The purchaser agrees to accept service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. If the sale is not ratified or if the Substitute Trustee are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit. Trustee's File No. (71300)

JOHN E. DRISCOLL, III, et al SUBSTITUTE TRUSTEES

Harvey West Auctioneers
300 E. Jeppa Rd
Hampton Plaza-Suite 4103
Baltimore, MD 21286
www.hwestauctions.com
410-788-9797

RO 2/21/20/2/5 883541

Alex

deeds@mdwestserve.com

Haron

called lawyer
9-10-20 left message
with person that deals
with Kent & Queen Annes counties

No Response as of
9-11-20