

RESOLUTION 21-15

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: 1118 Price Station Rd.
Price, MD 21656

TAX MAP: 30 GRID: 15 PARCEL: 56 LOT: TAX ID#: 1802024322

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

OWNER: Palmer F. Councill
C/O Pamela Councill

AMOUNT OF ASSESSMENT: \$295.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 14th day of September, 2021.

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 J. Swinson
Zoning Administrator

Date: 8/31/21

RE: Map 30, Grid 15, Parcel 56 (1118 Price Station Rd. Price, MD 21656)

On July 9, 2021, 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 1118 Price Station Rd. Price, MD 21656 in the amount of \$395.00.



*Queen
Anne's
County*

County Commissioners:

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August 6, 2021

Mr. Palmer F. Councill
C/O Pamela Councill
817 Fox Meadow Rd.
Queen Anne, MD 21657

RE: Tax Map 0030, Parcel 0056 (1118 Price Station Rd. Price, MD 21656)

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 twenty (20) days from the date of this letter to pay the \$295.00 bill, plus an administrative fee of \$100.00 for a total of \$395.00. 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 8/26/21

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 #
7/25/2021	4815

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

Description	Amount
7/09 Mowed & trimmed at 1118 Price Station Rd.	295.00
Thank you for your business. Payment due 10 days from billing date.	Total \$295.00



Queen
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DEPARTMENT OF PLANNING & ZONING

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County Commissioners:

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Christopher M. Corchiarino, District 4

June 17, 2021

Palmer F. Councill
C/O Pamela Councill
817 Fox Meadow Rd.
Queen Anne, MD 21657

RE: Tax Map 30, Parcel 56 (1118 Price Station Rd. Price, MD) Tall Grass and Unfit Structure

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, the abandoned house on the referenced property is considered an unfit structure as defined by Queen Anne's County Code Chapter 19 which states: **Unfit Structure** - *Any vacant dwelling, building or part of vacant dwelling or building that is a hazard to the safety, health, or welfare of the public because it is in disrepair, unsanitary or vermin or rodent infested.*

Therefore, you have 15 days from the date of this letter to address the violations by cutting the grass and by making the structure fit for habitation, boarding up the structure, or by removing the structure completely from the property. If you do not take steps to address these violations with 15 days from the date of this letter, Queen Anne's County will hire an independent contractor to cut the grass and board up or remove the house and bill you for the cost. Failure to pay the bill within 15 days will result in a lien being placed against your property. Thank you for your time in this matter.

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 Inspector

check July and.
- called B+K to mow
7/8/21
- waiting on invoice.

unfit structure & tall grass

