

RESOLUTION 116-10

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: 1300 Dudley Corners Rd.
Millington, MD 21651

TAX MAP: 6 GRID: 19 PARCEL: 37 LOT: 1 TAX ID#: 1807017421

OWNER: Raed and Amanda Al-Atiyyat

AMOUNT OF ASSESSMENT: \$290.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 28
day of June, 2016

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
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
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: James H. Barton, III
Zoning Administrator

Date: June 15, 2016

RE: Map 6, Grid 19, Parcel 37 (1300 Dudley Corners Rd. Millington, MD 21651)

On May 28, 2016, 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 1300 Dudley Corners Rd. Millington, MD 21651 in the amount of \$390.00



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June 1, 2016

Raed Al- Atiyyat
1300 Dudley Corners Rd.
Millington, MD 21651-1624

RE: Tax Map 0006, Parcel 0037 (1300 Dudley Corners Rd. Millington, MD 21651)

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 \$290.00 bill, plus an administrative fee of \$100.00 for a total of \$390.00. 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.

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

check on
6/15/16 JP

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 #
5/28/2016	3735

Bill To
Queen Anne's Co 107 N. Liberty St. Centreville, MD 21617

Description	Amount
5/27 Mowed & trimmed tall grass @ 1300 Dudley Corner Road, had to pick up debris, trash & fencing in order to mow grass.	290.00
Thank you for your business. Payment due 10 days from billing date.	Total \$290.00



Queen Anne's County

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May 13, 2016

Raed Al-Atiyyat
1300 Dudley Corners Rd.
Millington, MD 21651-1624

RE: Tax Map 0006, Parcel 0037 (1300 Dudley Corners Rd. Millington, MD 21651) 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 7 days from the date of this letter to address the violation. 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 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,

Handwritten signature of Joe Pippin

Joe Pippin
Zoning Inspector

check on

Not Cut! 5/25/16 JP

order wt.

called Bill Price 5/26/16 to cut.

B+K Lawn & Landscape

410-778-4445

410-708-0272

Grass

Real Property Data Search (w3)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 017421			
Owner Information					
Owner Name:		AL-ATYYAT RAED & AMANDA T/E		Use: RESIDENTIAL	
Mailing Address:		1300 DUDLEY CORNERS RD MILLINGTON MD 21651-1624		Principal Residence: YES	
				Deed Reference: /01697/ 00504	
Location & Structure Information					
Premises Address:		1300 DUDLEY CORNERS RD MILLINGTON 21651-0000		Legal Description: LOT 1 - 1.010 ACRES PLEASANT ACRES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0006	0019	0037		0000	
					Block:
					1
					Lot:
					1
					Assessment Year:
					2014
					Plat No:
					0017/0067
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				7	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1998		2,160 SF		1.0100 AC	
				Property Land Area	
				1.0100 AC	
				County Use	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	2 full/ 1 half	1 Detached
Value Information					
		Base Value		Value As of 01/01/2014	
		65,100		50,100	
		Improvements		Phase-in Assessments As of 07/01/2015	
		130,100		124,500	
		Total:		As of 07/01/2016	
		195,200		174,600	
		Preferential Land:		174,600	
		0		0	
Transfer Information					
Seller: PYREN, WESLEY R & KAREN R, T/E		Date: 06/22/2007		Price: \$239,000	
Type: ARMS LENGTH IMPROVED		Deed1: SM /01697/ 00504		Deed2:	
Seller: VALENTIN, ESTEBAN & DONNA KING J/T		Date: 10/28/2002		Price: \$154,500	
Type: ARMS LENGTH IMPROVED		Deed1: SM /00976/ 00242		Deed2:	
Seller: VONVILLE, CHARLES E		Date: 09/18/1998		Price: \$20,000	
Type: ARMS LENGTH VACANT		Deed1: SM /00635/ 00712		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015	
				07/01/2016	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:				Special Tax Recapture:	
Exempt Class:				NONE	
Homestead Application Information					
Homestead Application Status: No Application					

- 1 This screen allows you to search the Real Property database and display property records
- 2 Click [here](#) for a glossary of terms.
- 3 Deleted accounts can only be selected by Property Account Identifier
- 4 The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records the Department makes no warranties, expressed or implied regarding the information.