

RESOLUTION 16-13

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: 1465 Roe Ingleside Rd.  
Church Hill, MD 21623

TAX MAP: 31 GRID: 17 PARCEL: 63 LOT: 1 TAX ID#: 1802022427

OWNER: Robert Thomas Patchett and Charlotte Anne Patchet

AMOUNT OF ASSESSMENT: \$180.00  
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 31, Grid 17, Parcel 63, (1465 Roe Ingleside Rd. Church Hill, MD 21623)

On May 25, 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 at 1465 Roe Ingleside Rd. Church Hill, MD 21623 in the amount of \$280.00.



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Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

May 31, 2016

Mr. and Mrs. Robert T. Patchett  
Flagstar Bank  
5151 Corporate Dr.  
Troy, MI 48098

RE: Tax Map 0031, Parcel 0063 (1465 Roe Ingleside Rd. Church Hill, MD 21623)

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 \$180.00 bill, plus an administrative fee of \$100.00 for a total of \$280.00. 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 6/14/16 SP

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 #
5/25/2016	3719

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

Description	Amount
5/25 Mowed & trimmed tall grass @ 1465 Roe Ingleside Road	180.00
Thank you for your business. Payment due 10 days from billing date.	<b>Total</b> \$180.00



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Mark A. Anderson, District 4

13 changed on mailed copy  
May 13, 2016

Mr. and Mrs. Robert T. Patchett  
Flagstar Bank  
5151 Corporate Dr.  
Troy, MI 48098

RE: Tax Map 0031, Parcel 0063 (1465 Roe Ingleside Rd. Church Hill, MD 21623) **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,

Joe Pippin  
Zoning Inspector

5/24/16 whole yard not cut.  
order cut.

Jim called Bill Price to  
cut.  
5/25/16

Grass

Real Property Data Search ( w2)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 02 Account Number - 022427</b>			
Owner Information					
<b>Owner Name:</b>	PATCHETT CHARLOTTE ANNE PATCHETT ROBERT THOMAS SR		<b>Use:</b>	RESIDENTIAL NO	
<b>Mailing Address:</b>	FLAGSTAR BANK 5151 CORPORATE DR TROY MI 48098-		<b>Deed Reference:</b>	/01615/ 00425	
Location & Structure Information					
<b>Premises Address:</b>		1465 ROE INGLESIDE RD CHURCH HILL 21623-0000		<b>Legal Description:</b>	LOT 1 1.191 ACS ROE/INGLESIDE ROAD W/INGLESIDE
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
0031	0017	0063		0000	
					<b>Block:</b>
					<b>Lot:</b>
					1
					<b>Assessment Year:</b>
					2014
					<b>Plat No:</b>
					<b>Plat Ref:</b>
					0018/ 0043
<b>Special Tax Areas:</b>			<b>Town:</b>	NONE	
			<b>Ad Valorem:</b>		
			<b>Tax Class:</b>	5	
<b>Primary Structure Built</b>	<b>Above Grade Enclosed Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
1995	960 SF		1.1900 AC		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior SIDING</b>	<b>Full/Half Bath</b>	<b>Garage</b>
1	NO	STANDARD UNIT		1 full	
					<b>Last Major Renovation</b>
Value Information					
	<b>Base Value</b>	<b>Value As of 01/01/2014</b>	<b>Phase-in Assessments</b>		
			<b>As of 07/01/2015</b>	<b>As of 07/01/2016</b>	
<b>Land:</b>	102,800	61,900			
<b>Improvements</b>	70,600	59,200			
<b>Total:</b>	173,400	121,100	121,100	121,100	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller: MARTIN, JUSTIN</b>		<b>Date:</b> 11/02/2006	<b>Price:</b> \$254,500		
<b>Type: ARMS LENGTH IMPROVED</b>		<b>Deed1:</b> SM /01615/ 00425	<b>Deed2:</b>		
<b>Seller: BANC ONE MORTGAGE CORP</b>		<b>Date:</b> 09/13/2002	<b>Price:</b> \$102,500		
<b>Type: NON-ARMS LENGTH OTHER</b>		<b>Deed1:</b> SM /00959/ 00057	<b>Deed2:</b>		
<b>Seller: LEAGER, DAVID W &amp; STEPHANIE MORRIS</b>		<b>Date:</b> 12/07/2001	<b>Price:</b> \$98,000		
<b>Type: NON-ARMS LENGTH OTHER</b>		<b>Deed1:</b> SM /00862/ 00233	<b>Deed2:</b>		
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2015</b>	<b>07/01/2016</b>		
<b>County:</b>	000	0.00			
<b>State:</b>	000	0.00			
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00		
<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>				
<b>Exempt Class:</b>	NONE				
Homestead Application Information					
<b>Homestead Application Status: Denied</b>					

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.