

RESOLUTION

16-59

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: 1907 Roberta Drive
Chester, MD 21619

TAX MAP: 57 GRID: 00 PARCEL: 524 LOT: 12 TAX ID#: 1804021681

OWNER: Timothy W. Hildebrand

AMOUNT OF ASSESSMENT: \$90.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 27th day of September, 2016.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Randy Bush
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

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: September 12, 2016

RE: Map 57 Grid 00 Parcel 524 1907 Roberta Drive Chester, MD 21619

On August 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 1907 Roberta Drive in the amount of \$190.00



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August 26, 2016

Timothy Hildebrand
1907 Roberta Dr.
Chester, MD 21619

RE: Tax Map 57 Parcel 524

Dear Mr. Hildebrand:

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 \$90.00 bill. Plus an administrative fee of \$100.00 for a total of \$190.00. 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,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
8/26/2016	5448

BILL TO
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	107 Roberta Drive. Cut, trim , and blow lawn and walks. (front only rear fence was pad locked)	8/25/2016	90.00
Thank you for your business.		Total	\$90.00



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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

August 16, 2016

Timothy Hildebrand
1907 Roberta Dr.
Chester, MD 21619-2204

RE: Tax Map 57 Parcel 524

Dear Mr. Hildebrand:

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,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR
TEXT CALLAHAN 8/23/16



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 8/15/16 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 1907 ROBERTA DR CHESTER, MD

TAX ACCOUNT NUMBER: 1804021681

MAP: 57 BLOCK: - PARCEL: 524

PROPERTY OWNER: Hildebrand, Timothy

COMPLAINANT'S NAME: * ERIC LOVASSEUR

COMPLAINANT'S ADDRESS: * 1911 Churchhill Ln

COMPLAINANT'S TELEPHONE NUMBER: * 410 991 4143

NATURE OF VIOLATION: Very tall grass

FOLLOW UP: _____

SENT LETTER

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

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 - 04 Account Number - 021681							
Owner Information									
Owner Name:		HILDEBRAND TIMOTHY WILLIAM			Use:		RESIDENTIAL		
Mailing Address:		1907 ROBERTA DR CHESTER MD 21619-2204			Principal Residence:		YES		
					Deed Reference:		/00821/ 00257		
Location & Structure Information									
Premises Address:		1907 ROBERTA DR 0-0000			Legal Description:		LOT 12, BLK T HARBOR VIEW		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0000	0524		4043		T	12	2015	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		1		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1974		1,618 SF				17,100 SF			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	NO	STANDARD UNIT		BRICK	2 full	1 Detached			
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2016		As of 07/01/2017	
Land:		117,300		117,300					
Improvements		172,100		154,900					
Total:		289,400		272,200		272,200		272,200	
Preferential Land:		0						0	
Transfer Information									
Seller: SPECTOR, JOAN NOWELL				Date: 07/18/2001		Price: \$120,000			
Type: ARMS LENGTH IMPROVED				Deed1: SM /00821/ 00257		Deed2:			
Seller: SPECTOR, MARTIN & JOAN E NOWELL				Date: 10/28/1998		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00641/ 00598		Deed2:			
Seller: HALLA, BERNARD A AND KATHERINE				Date: 09/20/1995		Price: \$110,000			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00506/ 00658		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		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.