

RESOLUTION 16-66

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: 325 Broad St.  
Crumpton, MD 21628

TAX MAP: 5C GRID: 12 PARCEL: 87 LOT: TAX ID#: 1807009348

OWNER: 325 Broad St. LLC

AMOUNT OF ASSESSMENT: \$220.00  
ADMINISTRATIVE FEE: \$100.00

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

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[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**

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: James H. Barton, III  
Zoning Administrator

Date: September 12, 2016

RE: Map 5C, Grid 12, Parcel 87 (325 Broad St. Crumpton, MD 21628)

On July 1, 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 325 Broad St. Crumpton, MD 21628 in the amount of \$320.00.



**Queen  
Anne's  
County**

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson Jr., District 1  
Stephen Wilson, District 2  
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**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., 104 Suite 104  
Centreville, MD 21617

Telephone Planning: (410) 758-1255  
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July 11, 2016

325 Broad Street, LLC  
2600 N. Flagler Dr.  
West Palm Beach, FL 33407

RE: Tax Map 5C, Parcel 87 (325 Broad St. Crumpton, MD 21617)

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 \$220.00 bill, plus an administrative fee of \$100.00 for a total of \$320.00. 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

Attachments: Invoice: B & K Plant Farm and Landscaping, LLC

B & K Plant Farm & Landscaping, LLC

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

# Invoice

Date	Invoice #
7/1/2016	3750

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

Description	Amount
6/27 Bush hogged & trimmed tall grass @ 325 Broad St, Crumpton	220.00
<i>gave copy to Johnny 7/11/16</i>	
Thank you for your business. Payment due 10 days from billing date.	<b>Total</b> \$220.00



**Queen  
Anne's  
County**

**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

**County Commissioners:**

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

June 17, 2016

325 Broad Street LLC  
2600 N Flagler Dr.  
Apt. 1003  
West Palm Beach, FL 33407

**RE:** Tax Map 5C, Parcel 87 (325 Broad St. Crumpton, MD 21628)

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.*

Also, **Sections 19-3 B** Nuisance prohibited. A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 **Junk** – *old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances.*

Therefore, you have 10 days from the date of this letter to address the violations by cutting the grass, cleaning up debris, and by making the structure fit for occupation, boarding up the structure, or by removing the structure completely from the property. If you do not take steps to address these violations within 10 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.

check June 27, 2016

I can be reached at 410 758-4088 Monday thru Friday from 8am to 10am if you need to contact me.

Sincerely,

Jim Robinson  
Zoning Inspector