

RESOLUTION 16-80

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: 2429 Millington Rd.
Millington, MD 21651

TAX MAP: 6 GRID: 5 PARCEL: 241 LOT: 23 TAX ID#: 1807003951

OWNER: Citi Mortgage Inc.

AMOUNT OF ASSESSMENT: \$200.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of November, 2016.

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

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: November 8, 2016

RE: Map 6, Grid 5, Parcel 241 (2429 Millington Rd. Millington, MD 21651)

On September 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 2429 Millington Rd. Millington MD 21651 in the amount of \$300.00.



*Queen
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County Commissioners:

James J. Moran, At Large
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckley, District 3
Mark A. Anderson, District 4

September 2, 2016

Citi Mortgage Inc.
3950 Regent Blvd.
Irving, TX 75063

RE: Tax Map 6, Parcel 241 (2429 Millington Rd. Millington, MD 21651) **Grass**

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 \$200.00 bill, plus an administrative fee of \$100.00 for a total of \$300.00. 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 & Landscaping, LLC

check on 10th.

B & K Plant Farm & Landscaping, LLC

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

Invoice

Date	Invoice #
9/1/2016	3794

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

Description	Amount
8/27 Cut & trimmed tall grass @ 2429 Millington Road, Millington, cleaned up debris in yard - gas can, tires, etc.	200.00

Thank you for your business. Payment due 10 days from billing date.

Total \$200.00



**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
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August 18, 2016

Citi Mortgage Inc.
3950 Regent Blvd.
Irving, TX 75063

RE: Tax Map 6, Parcel 241 (2429 Millington 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 seven (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 (fifteen) 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

check on 25th

Not cut. Order Cut,

636-261
7665

joeph.m.jaengst@citi.com

Already mowed

waiting on invoice.

- email invoice to safegaurd
...waiting on invoice.

Real Property Data Search (w4)

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 - 003951			
Owner Information					
Owner Name:		CITIMORTGAGE INC		Use:	RESIDENTIAL
Mailing Address:		3950 REGENT BLVD IRVING TX 75063-		Principal Residence:	NO
				Deed Reference:	/02471/ 00077
Location & Structure Information					
Premises Address:		2429 MILLINGTON RD MILLINGTON 21651-0000		Legal Description:	LOT 23 UNICORN MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0006	0005	0241		7003	
					Block:
					23
					Lot:
					23
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:		6	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1969	1,104 SF		25,000 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments		
			As of 07/01/2016	As of 07/01/2017	
Land:	58,000	58,000			
Improvements	88,300	88,300			
Total:	146,300	146,300	146,300		
Preferential Land:	0				
Transfer Information					
Seller: ATHERHOLT AARON		Date: 10/20/2015		Price: \$111,800	
Type: NON-ARMS LENGTH OTHER		Deed1: /02471/ 00077		Deed2:	
Seller: HAY, HOMER E & ELIZABETH L		Date: 01/11/2001		Price: \$109,500	
Type: ARMS LENGTH IMPROVED		Deed1: SM /00774/ 00387		Deed2:	
Seller: FREEMAN, HARRY B, SR AND JEAN		Date: 05/31/1989		Price: \$86,000	
Type: ARMS LENGTH IMPROVED		Deed1: MWM /00328/ 00881		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	
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.