

RESOLUTION 17-25

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: 1702 Starr Rd.
Queen Anne, MD 21657

TAX MAP: 61 GRID: 11 PARCEL: 34 LOT: TAX ID#: 1806003451

OWNER: Anthony Heirs Thomas

AMOUNT OF ASSESSMENT: \$4,250
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8th
day of August, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephen Wilson
[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 Buckey, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: July 7, 2017

RE: Map 61, Grid 11, Parcel 34 (1702 Starr Rd. Queen Anne, MD 21657)

On June 22, 2017, 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 1702 Starr Rd. Queen Anne, MD 21657 in the amount of \$4,350.00.



**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 Buckey, District 3
Mark A. Anderson, District 4

June 22, 2017

Anthony Heirs Thomas
2936 Saint Lukes Ln.
Baltimore, MD 21207-4468

RE: Tax Map 61, Parcel 34 (1702 Starr Rd. Queen Anne, MD 21657)

To Whom It May Concern:

Queen Anne's County hired an independent contractor to demolish the house 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 \$4,250.00 bill, plus an administrative fee of \$100.00 for a total of \$4,350.00. 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 8:00 am to 10:00 am if you need to contact me.

Sincerely,

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: B & L Construction

check July 7th

B & L

B & L Construction
115 Austin Ct.
Centreville, MD 21617
410-490-5153

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/22/2017 | 798 |

| |
|-------------------------------|
| Bill To |
| Q.A.C. Planning and Zoning |

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

| Quantity | Description | Rate | Amount |
|----------|---|--------------|------------|
| | House Demo 309 and Fox Meadow Rd - Demo house and haul all debris to proper landfill / Haul out brush that's just wrapped around existing house to landfill | 4,250 00 | 4,250 00 |
| | | Total | \$4,250 00 |

V299565
6/22/17
[Signature]
175000-6995

RECEIVED
JUN 22 2017
QAC FINANCE DEPT

The County Commissioners
of Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

CNB
CENTREVILLE, MD 21617
05-00521

340807

CHECK DATE
07/03/17

CHECK NO.
340807

AMOUNT \$.....4,250.00

PAY THE SUM OF FOUR THOUSAND, TWO HUNDRED FIFTY DOLLARS & ZERO CENTS

TO THE ORDER OF
EUGENE O. LEGG
B & L CONSTRUCTION
115 AUSTIN COURT
CENTREVILLE MD 21617

Stephen White
Jonathan R. Seaman

⑈ 340807⑈ ⑆052100932⑆ ⑈00⑈012920⑈01⑈

VENDOR NO. 29565

CHECK NO. 340807

| ACCOUNT | PURCH. ORDER | INVOICE NUMBER | AMOUNT | DESCRIPTION |
|-------------|--------------|----------------|----------|-----------------|
| 175000 6995 | | 798 | 4,250.00 | PLANNING/ZONING |

29565 EUGENE O. LEGG



**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

March 20, 2017

Anthony Heirs Thomas
2936 Saint Lukes Ln.
Baltimore, MD 21207-4468

RE: Tax Map 61, Parcel 34 (1702 Starr Rd. Queen Anne, MD 21657)

Dear Mr. Thomas,

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 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.**

Therefore, you have 30 days from the date of this letter to address the violation by removing the structure completely from the property. If you do not take steps to address these violations within 30 days from the date of this letter, Queen Anne's County will hire an independent contractor 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.

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