

**RESOLUTION 17-73.**

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: 203 Carroll Rd.  
Centreville, MD 21617

TAX MAP: 35 GRID: 20 PARCEL: 146 LOT: 18 TAX ID#: 1803020304

OWNER: Rural Housing Service US Dept. of Agriculture

AMOUNT OF ASSESSMENT: \$1,391.50  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 14<sup>th</sup>  
day of November, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephanie E. Ecker  
[Signature]  
Paul C. Bush  
[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: November 2, 2017

RE: Map 35, Grid 20, Parcel 146 (203 Carroll Rd. Centreville, MD 21617)

On September 29, 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 Codes *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, Section 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 I. 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.*

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 and clean up.

**Recommended Action:**

I move that we approve the Resolution to place a lien on the property located at 203 Carroll Rd. Centreville, MD 21617 in the amount of \$1,491.50.



*Queen  
Anne's  
County*

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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

October 16, 2017

Rural Housing Service  
U.S. Dept. of Agriculture  
4300 Goodfellow Blvd.  
FC-215 Bldg. 105F  
St. Louis, MO 63120-1703

RE: Tax Map 35, Parcel 146 (203 Carroll Rd. Centreville, MD 21617)

To Whom It May Concern:

Queen Anne's County hired an independent contractor to cut the grass and clean up the junk 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 \$1,391.50 bill. Plus an administrative fee of \$100.00 for a total of \$1,491.50. 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

*place Lien Nov. 2nd.*

**B & K Plant Farm & Landscaping, LLC**

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

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/11/2017 | 4060      |

| Bill To  |
|--|
| Queen Anne's Co<br>107 N. Liberty St.<br>Centreville, MD 21617 |

| Description   | Amount                     |
|---|----------------------------|
| 9/29 Clean up of 203 Carroll Road Centreville<br>30 yard roll off dumpster delivered, cleaned up trash & debris in yard & loaded into dumpster<br>Mowed & trimmed tall grass<br>30 yard roll off<br>Tipping fee @ landfill 3.22 tons of debris<br>Labor & equipment | 295.00<br>241.50<br>855.00 |
| Thank you for your business. Payment due 10 days from billing date.   | <b>Total</b> \$1,391.50    |





**Queen  
Anne's  
County**

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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

August 23, 2017

Rural Housing Service  
US Dept. of Agriculture  
4300 Goodfellow Blvd.  
FC-215 Bldg. 105F  
St. Louis, MO 63120-1703

RE: Map 0035, Parcel 0146 (203 Carroll Rd. Centreville, MD 21617) **Junk and Grass**

**To Whom It May Concern:**

During an investigation of a nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Code Sections 19-3B and 19-2L.

**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.*

Also, **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 fourteen (14) days from the date of this letter to address the violations or we will hire an independent contractor to clean up the junk and cut the grass. Failure to pay the cost of the clean-up will result in a lien being placed against your property. Also, failure to correct the violations may result in a civil zoning citation. 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 Sept. 6th, 2017  
Not cleaned up, order clean up  
Left Btk a voicemail 8/31/17  
Btk going to clean up Fri. 29th.  
writing on invoice.