

RESOLUTION 18-20

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: 102 Virginia Rd.
Stevensville, MD 21666

TAX MAP: 70 GRID: 95 PARCEL: 95 LOT: 2ECT TAX ID#: 1804051718

OWNER: Rosser L. Parker

AMOUNT OF ASSESSMENT: \$180.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th
day of July, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephane V. [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: Vivian Swinson
Zoning Administrator

Date: June 20, 2018

RE: Map 70 Grid 09 Parcel 95 Lot 2ETC 102 Virginia Rd. Stevensville, MD 21666

On May 22, 2018, 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 102 Virginia Rd. in the amount of \$280.00

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June 6, 2018

Rosser L. Parker
C/O Delores Parker
8326 Hunter Murphy Cir.
Alexandria, VA 22309

RE: Tax Map 70 Parcel 95 Lot 2ETC (102 Virginia Rd. Stevensville, MD 21666)

Dear Ms. Parker:

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 \$180.00 bill. Plus an administrative fee of \$100.00 for a total of \$280.00. 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. If payment has not been made in the fifteen (15) day period the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



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County Commissioners:

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Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckley, District 3
Mark A. Anderson, District 4

May 7, 2018

Rosser L. Parker
C/O Delores Parker
8326 Hunter Murphy Cir.
Alexandria, VA 22309

RE: Tax Map 70, Parcel 95 (102 Virginia Rd. Stevensville, MD 21666)

Dear Mrs. Parker:

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, because of 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.** *BOARDED UP BY OWNER*

Therefore, you have 7 days from the date of this letter to address both violations by boarding up the structure, or by removing the structure completely from the property. If you do not take steps to address these violations with 7 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.

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
FOR GRASS*

Real Property Data Search (w4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 051718							
<i>Owner Information</i>									
Owner Name:		PARKER ROSSER L PARKER DOLORES P			Use:		RESIDENTIAL NO		
Mailing Address:		C/O DOLORES PARKER 8326 HUNTER MURPHY CIR ALEXANDRIA VA 22309-			Principal Residence:		NO		
					Deed Reference:		/00468/ 00737		
<i>Location & Structure Information</i>									
Premises Address:		102 VIRGINIA RD STEVENSVILLE 21666-0000			Legal Description:		LOTS 2-4-6-13-15 BLK U-SECT 3 KENT ISLAND ESTATES		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0000	0095		4009	3	U	2ETC	2018	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1972		3,646 SF				1.3500 AC			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	NO	STANDARD UNIT		SIDING	2 full	1 Attached			
<i>Value Information</i>									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
Land:		126,000		136,000					
Improvements		220,700		252,200					
Total:		346,700		388,200		346,700		360,533	
Preferential Land:		0						0	
<i>Transfer Information</i>									
Seller: PARKER, ROSSER L AND DOLORES P				Date: 06/30/1994		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: MWM /00468/ 00737		Deed2:			
Seller: DIGIOVINE, CLAUDE				Date: 08/07/1994		Price: \$162,000			
Type: ARMS LENGTH IMPROVED				Deed1: MWM /00467/ 00842		Deed2:			
Seller: KEY BANK OF NEW YORK, NA				Date: 06/29/1993		Price: \$75,000			
Type: NON-ARMS LENGTH OTHER				Deed1: MWM /00431/ 00453		Deed2:			
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
<i>Homestead Application Information</i>									
Homestead Application Status: No Application									
<i>Homeowners' Tax Credit Application Information</i>									
Homeowners' Tax Credit Application Status: No Application						Date:			



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REQUEST FOR NUISANCE INSPECTOR

DATE: 4/30/18 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 102 Virginia Rd.

TAX ACCOUNT NUMBER: 1804051718.

MAP: 7D BLOCK: u PARCEL: 95 Lot 2/4/4/13/15

PROPERTY OWNER: Parker, Rosser

COMPLAINANT'S NAME: * Rich Watts.

COMPLAINANT'S ADDRESS: * 110 Virginia Rd

COMPLAINANT'S TELEPHONE NUMBER: * 443-790-8883.

NATURE OF VIOLATION: Grass High, Homeless People
Coming in to Rear of House, Not Secure.

FOLLOW UP: GRASS NEEDS CUTTING, PANELS BROKEN OUT OF
GARAGE DOORS, WINDOW MISSING, GLASS OUT OF DOOR
UNFIT STRUCTURE

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

Callahan's Lawn Care

P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/3/2018	6229

BILL TO
Queen Annes County Att. Vivian Swindon 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	102 Virginia Rd cut overgrown lawn	5/22/2018	180.00
Thank you for your business.		Total	\$180.00