RESOLUTION 18-43

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.

315

PROPERTY: 307 Saddler Rd.

Grasonville, MD 21638

TAX MAP:58E

GRID:13

PARCEL:756

LOT:

TAX ID#:1805000564

OWNER: Terzi Properties Eastern Shore LLC

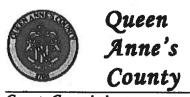
AMOUNT OF ASSESSMENT: \$120.00 ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23rd day of October, 2018.

ATTEST:

Margie a. House

THE COUNTY COMMISSIONERS
OF OUEEN 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

ACTION ITEM

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

From: Vivian Swinson

Zoning Administrator

Date: October 9, 2018

RE: Map 58E Grid 13 Parcel 756 315 Saddler Rd. Grasonville, MD 21638

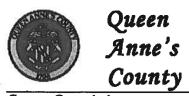
On September 14, 2018, an independent contractor hired by the Zoning Office cut the grass at the above referenced address after the property owner ignored repeated attempts by the Zoning Inspector to get the site to comply with Queen Anne's County Code Chapter 19 Article II §19-2.L.(2) which states: 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 315 Saddler Rd. in the amount of \$220.00

DEPARTMENT OF PLANNING & ZONING



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

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

September 21, 2018

Terzi Properties Eastern Shore LLC 110 Defense Hwy Annapolis, MD 21401

RE: Tax Map 58E Parcel 756 (315 Saddler Rd. Grasonville, MD 21638)

Dear Mr. Terzi:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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

Callahan's Lawn Care P.O. Box 241

Queenstown, MD 21658

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

Invoice

DATE	INVOICE#
9/18/2018	6535

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	315 Saddler rd cut overgrown lawn	9/14/2018	120.00
	=1		
		٨	
Thank you for y	our business.	Total	\$120.00



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

September 6, 2018

Terzi Properties Eastern Shore LLC 110 Defense Hwy Annapolis, MD 21401

RE: Tax Map 58E Parcel 756 (315 Saddler Rd. Grasonville, MD 21638)

Dear Property Management:

During routine inspections in your area I noticed your grass has not been cut. 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 7 days from the date of this letter to address the violation. If the grass on the entire lot 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 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

Real Property Data Search (w1)

Search Result for QUEEN ANNE'S COUNTY

View M			TOTAL BIOGRAPHIC	ent Redemption			view Gi	roundRent Reg	Parianon
Tax Exe	empt:			Spec	al Tax Recapi	ture:			
Exemp	t Class:			NON					
Account l	ldentifier:	:	District - 0	5 Account Nur	n ber - 000564				
				Owr	ier Information	1			
Owner Name:			TERZI PROPERTIES - EASTERN SHORE LLC		Use: Principal Residence:		COMMERCIAL NO		
Mailing A	ddress:		110 DEFEI ANNAPOL	NSE HWY IS MD 21401-0	000		Deed Ref	ference:	/02135/ 00547
					Structure Info	makan	-		
Premises	Address	:	315 SADD GRASONV	LER RD /ILLE 21638-00	00		Legal De	scription:	LOT 20000 SQ FT N/US RT 50 N/GRASONVILLE
Мар:	Grid:	Parcel:	Sub District:	Subdivision	: Section:	Block:	Lot:	Assessment Year:	Plat No:
058E	0013	0756		0000				2019	Plat Ref:
Special	Tax Area	15:			Town:			NON	NE
					Ad Valorem Tax Class:	:		2	
Primary	y Structui	re Built	Above Grade L	iving Area	Finished Bas	sement Are	a Proj	perty Land Are	a County Use
1985			2464	_			20,000 SF		
Stories	_								
Stories	Base	ment 1	ľype		Exterior	Full/Half	G	arage Last	Major Renovation
Stories	Base	A	ľype MIXED RESIDÉN RETAIL	TIAL /	Exterior	Full/Half Bath	G	arage Last	Major Renovation
Stories	Base	A	MIXED RESIDEN		Exterior		G	arage Last	Major Renovation
Stories	Base	A	MIXED RESIDEN	Val	is Information Value		Phase-in A	Assessments	
Stories	Base	A	MIXED RESIDEN RETAIL	Val	value As of	Bath	Phase-in A	Assessments A	As of
Land:	Base	A	MIXED RESIDEN RETAIL Base Va	Ash ilue	Value As of 01/01/2016	Bath	Phase-in A	Assessments A	
Land:		A	MIXED RESIDEN RETAIL Base Va	Value	Value As of 01/01/2016 300,000	Bath	Phase-in A	Assessments A	As of
		A	MIXED RESIDEN RETAIL Base Va 300,000 110,700	Value	Value As of 01/01/2016 300,000 110,700	Bath	Phase-in As of 07/01/2018	Assessments A	As of
Land: Improve Total:		ê F	MIXED RESIDEN RETAIL Base Va	Vali	Value As of 01/01/2016 300,000 110,700 410,700	Bath	Phase-in A	Assessments A	As of
Land: Improve Total: Preferen	ements ntial Lanc	i:	MIXED RESIDEN RETAIL Base Va 300,000 110,700 410,700 0	Vali due	Value As of 01/01/2016 300,000 110,700 410,700	Bath	Phase-in As of 07/01/2018	Assessments A 8 0	As of 17/01/2019
Land: Improve Total: Preferen	ements ntial Land	i:	MIXED RESIDEN RETAIL Base Va 300,000 110,700 410,700 0	Note:	Value As of 01/01/2016 300,000 110,700 410,700	Bath	Phase-in As of 07/01/2018	Assessments A	As of 17/01/2019
Land: Improve Total: Preferen Seller: I Type: A	ements ntial Land PIERSON	I: THOMAS	MIXED RESIDEN RETAIL Base Va 300,000 110,700 410,700 0	Date: 0	Value As of 01/01/2016 300,000 110,700 410,700	Bath	Phase-in As of 07/01/2018	Assessments 8 0 Price: \$4 Deed2:	As of 07/01/2019
Land: Improve Total: Preferent Seller: I	ements ntial Land PIERSON RMS LEN MES & YU	I: THOMAS	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED	Date:	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054	Bath	Phase-in As of 07/01/2018	Assessments 8 0 Price: \$4	As of 07/01/2019
Land: Improve Total: Preferent Seller: I Type: A Seller: I	ements Intial Land PIERSON IRMS LEN MES & YU IRMS LEN PIERSON	THOMAS IGTH IMPI US ENTER IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED RPRISES LLC ROVED	Date: Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054	Bath	Phase-in As of 07/01/2018	Assessments 8 0 Price: \$4 Deed2: Price: \$4	As of 07/01/2019 000,000
Land: Improve Total: Preferent Seller: I Type: A Seller: I	ements Intial Land PIERSON IRMS LEN MES & YU IRMS LEN PIERSON	I: THOMAS IGTH IMPI JS ENTER IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED RPRISES LLC ROVED	Date: Deed1 Date: Deed1 Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054 10/27/2009 : SM /01905/ 0 05/17/2006 : SM /01552/ 0	Bath 77 00606 00168	Phase-in As of 07/01/2018	Assessments 8 0 Price: \$4 Deed2: Price: \$4	As of 07/01/2019 000,000
Land: Improve Total: Preferen Seller: I Type: A Seller: I Type: A	PIERSON ARMS LEN MES & YU ARMS LEN PIERSON ARMS LEN	THOMAS IGTH IMPI US ENTER IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED ROVED ROVED	Date: Deed1 Date: Deed1 Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054 10/27/2009 : SM /01905/ 005/17/2006	Bath 77 00606 00168	Phase-in As of 07/01/2018	Price: \$4 Deed2: Price: \$5 Deed2:	As of 07/01/2019 000,000
Land: Improve Total: Preferer Seller: Type: A Seller: Type: A	PIERSON ARMS LEN MES & YU ARMS LEN PIERSON ARMS LEN	THOMAS IGTH IMPI IS ENTER IGTH IMPI I, THOMAS IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED ROVED ROVED	Date: Deed1 Date: Deed1 Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054 10/27/2009 : SM /01905/ 0 05/17/2006 : SM /01552/ 0	Bath 77 00606 00168	Phase-in As of 07/01/2018	Price: \$4 Deed2: Price: \$5 Deed2:	As of 17/01/2019 100,000 134,359 150,000
Land: Improve Total: Preferei Seller: I Type: A Seller: I Type: A Partial Ex County:	PIERSON ARMS LEN MES & YU ARMS LEN PIERSON ARMS LEN	THOMAS IGTH IMPI IS ENTER IGTH IMPI I, THOMAS IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED ROVED S D ROVED S: Class	Date: Deed1 Date: Deed1 Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054 10/27/2009 : SM /01905/ 0 05/17/2006 : SM /01552/ 0	Bath 77 00606 00168	Phase-in As of 07/01/2018	Price: \$4 Deed2: Price: \$5 Deed2:	As of 17/01/2019 100,000 134,359 150,000
Land: Improve Total: Preferei Seller: Type: A Seller: Type: A Partial Ex County: State:	PIERSON RMS LEN PIERSON RMS LEN PIERSON RMS LEN RMS LEN	THOMAS IGTH IMPI IS ENTER IGTH IMPI I, THOMAS IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED RPRISES LLC ROVED COMPANY OF THE PRISES COMPANY OF THE PRI	Date: Deed1 Date: Deed1 Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054 10/27/2009 : SM /01905/ 0 05/17/2006 : SM /01552/ 0	Bath 77 00606 00168	Phase-in As of 07/01/2019 410,700 07/01/201 0.00	Price: \$4 Deed2: Price: \$5 Deed2:	As of 17/01/2019 100,000 134,359 150,000
Land: Improve Total: Preferen Seller: I Type: A Seller: I Type: A	PIERSON ARMS LEN PIERSON ARMS LEN PIERSON ARMS LEN Sempt Ass	THOMAS IGTH IMPI IS ENTER IGTH IMPI I, THOMAS IGTH IMPI	Base Va 300,000 110,700 410,700 0 DOUGLAS ROVED RPRISES LLC ROVED S D ROVED S: Class 000 000	Date: Deed1 Date: Deed1 Date: Deed1	Value As of 01/01/2016 300,000 110,700 410,700 09/27/2012 : /02135/ 0054 10/27/2009 : SM /01905/ 0 05/17/2006 : SM /01552/ 0	Bath 77 00606 00168	Phase-in As of 07/01/2015 410,700 07/01/201 0.00 0.00	Price: \$4 Deed2: Price: \$5 Deed2:	As of 07/01/2019 000,000 034,359 050,000