

RESOLUTION 15-34

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: 202 Dominion Lane
Chester, MD 21619

TAX MAP: 64 GRID: 02 PARCEL: 23 LOT: TAX ID#: 1804019563

OWNER: Tad Devin and Andrea Susan Ringgold

AMOUNT OF ASSESSMENT: \$105.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 25th
day of August, 2015.

ATTEST:

Mayie Houch

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
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: August 10, 2015

RE: Map 64, Grid 02, Parcel 23, 202 Dominion Lane Chester, MD 21619

On July 17, 2015, an independent contractor hired by the Zoning Office to cut 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, ADDRESS in the amount of \$205.00



**Queen
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County Commissioners:

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

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July 27, 2015

Tad Devin & Andrea Ringgold T/E
202 Dominion Ln.
Chester, MD 21619

RE: Tax Map 64, Parcel 23

Dear Mr. & Mrs. Ringgold:

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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total of \$205.00. 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,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Callahan's Lawn Care

**P.O. Box 241
Queenstown, MD 21658**

Invoice

DATE	INVOICE #
7/17/2015	4929

BILL TO
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	202 Dominion lane Cut, trim , and blow lawn and walks.	7/15/2015	105.00
Thank you for your business.		Total	\$105.00



**Queen
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DEPARTMENT OF PLANNING & ZONING

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County Commissioners:

James J. Moran, At Large
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Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

July 2, 2015

Tad Devin & Andrea Ringgold T/E
202 Dominion Lane
Chester, MD 21619

RE: Tax Map 64, Parcel 23

Dear Mr. and Mrs. Ringgold:

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 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 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

ORDER CONTRACTOR
7/13/15

Culled Culler 7/14/15

Grass

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 - 04 Account Number - 019563			
Owner Information					
Owner Name:	RINGGOLD TAD DEVIN & ANDREA SUSAN T/E		Use:	RESIDENTIAL	
Mailing Address:	202 DOMINION LANE CHESTER MD 21619		Principal Residence:	YES	
			Deed Reference:	/00622/ 00265	
Location & Structure Information					
Premises Address:		202 DOMINION LN CHESTER 21619-0000		Legal Description:	LOT 70X187 N/SIDE 3RD AVE DOMINION
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0064	0002	0023		0000	
					Assessment Year:
					2015
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:	1	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1998	1,830 SF			13,090 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	2 full	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2014	07/01/2015	
Land:	96,900	120,800			
Improvements	151,700	149,100			
Total:	248,600	269,900	248,600	255,700	
Preferential Land:	0			0	
Transfer Information					
Seller: GERTZ, ALBERT H JR & Type: ARMS LENGTH IMPROVED		Date: 06/22/1998	Price: \$27,500		
		Deed1: SM /00622/ 00265	Deed2:		
Seller: KNOX, ROSCOE Type: NON-ARMS LENGTH OTHER		Date: 05/21/1998	Price: \$0		
		Deed1: SM /00617/ 00586	Deed2:		
Seller: GERTZ, MARGARET L Type: NON-ARMS LENGTH OTHER		Date: 11/15/1995	Price: \$0		
		Deed1: SM /00512/ 00228	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
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			
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.