

RESOLUTION 15-66

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: 213 Fourth Street
Crumpton, MD 21628

TAX MAP: 005C GRID: 0017 PARCEL: 0134 LOT: TAX ID#: 1807000804

OWNER: Granville H. Wilds Sr.

AMOUNT OF ASSESSMENT: \$150.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th day of November, 2015.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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

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: October 9, 2015

RE: Map 005C, Grid 0017, Parcel 0134 (213 Fourth Street, Crumpton 21628)

On October 7, 2015 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 213 Fourth Street Crumpton, MD 21628 in the amount of \$250.00.

B & K Plant Farm & Landscaping, LLC

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

Invoice

Date	Invoice #
10/7/2015	3596

Bill To
Queen Anne's Co 107 N. Liberty St. Centreville, MD 21617

Description	Amount
10/6 Cut & trimmed tall grass @ 213 Fourth St, Crumpton	150.00
Thank you for your business. Payment due 10 days from billing date.	Total \$150.00



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September 17, 2015

Granville H. Wilds Sr.
P.O. Box 53
Crumpton, MD 21628

RE: Tax Map 005C , Parcel 0134 (213 Fourth St. Crumpton MD 21628)

Dear Mr. Wilds:

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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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,

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: B & K Plant Farm & Landscaping, LLC



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September 8, 2015

Granville H. Wilds
P.O. Box 53
Crumpton, MD 21628-0053

RE: Tax Map 005C, Parcel 0134 (213 Fourth St. Crumpton, MD 21628)

Dear Mr. Wilds,

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 must mow the entire yard.

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,

Joe Pippin
Zoning/ Nuisance Inspector

- Owned by PNC Bank
9/18/15
- not cut as of 9/18/15 JP
- emailed →
www.realityservices.pnc.com
neo@pnc.com 9/21/15 JP

Real Property Data Search (w1)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

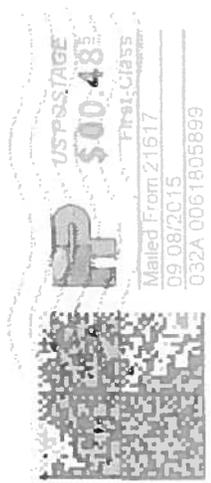
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 000804			
Owner Information					
Owner Name:	WILDS GRANVILLE H SR WILDS RUTH ANN	Use: Principal Residence:	RESIDENTIAL YES		
Mailing Address:	PO BOX 53 CRUMPTON MD 21628-0053	Deed Reference:	/00349/ 00951		
Location & Structure Information					
Premises Address:	213 FOURTH ST CRUMPTON 21628- 0000	Legal Description:	LOT 36000 SQ FT PAR. 122 EQ 18000 SQ FT, PAR 134 EQ 18000 SQ FT S/SIDE 4TH ST		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
005C	0017	0134		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
		2014			
Special Tax Areas:	Town:	NONE			
	Ad Valorem: Tax Class:	7			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1970	624 SF		36,000 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	MANUFACTURED HOME	SIDING	1 full	Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments		
			As of 07/01/2015	As of 07/01/2016	
Land:	85,200	55,300			
Improvements	10,000	19,200			
Total:	95,200	74,500	74,500	74,500	
Preferential Land:	0			0	
Transfer Information					
Seller:	WILDS, GRANVILLE H, SR	Date:	05/17/1990	Price:	\$0
Type:	ARMS LENGTH MULTIPLE	Deed1:	MWM /00349/ 00951	Deed2:	
Seller:	WILDS, GRANVILLE H, JR AND	Date:	11/24/1987	Price:	\$25,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	MWM /00294/ 00006	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	010	15,000.00	15,000.00		
State:	010	15,000.00	15,000.00		
Municipal:	010	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

DEPARTMENT OF PLANNING AND ZONING

QUEEN ANNE'S COUNTY
160 COURSEVALL DRIVE
CENTREVILLE, MARYLAND 21617

RETURN SERVICE REQUESTED

Granville H. Wilds
P.O. Box 53
Crumpton, MD 21628-0053



FORWARD TIME EXP RTN TO SEND
WILDS GRANVILLE
31847 RIVER PARK RD
MILLINGTON MD 21651-1157



21617-1157
21617-1157



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Sincerely,

Joe Pippin

Joe Pippin
Zoning/ Nuisance Inspector

Returned ~~check~~ Letter

9/22/15 JP

- waiting on invoice

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Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

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Mailing Address:	PO BOX 53 CRUMPTON MD 21628-0053		Deed Reference:	/00349/ 00951	
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Premises Address:	213 FOURTH ST CRUMPTON 21628-0000		Legal Description:	LOT 36000 SQ FT PAR. 122 EQ 18000 SQ FT, PAR 134 EQ 18000 SQ FT S/SIDE 4TH ST	
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005C	0017	0134		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
		2014			
Special Tax Areas:	Town:		NONE		
	Ad Valorem:		7		
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Seller:	WILDS, GRANVILLE H, JR AND		Date:	11/24/1987	
Type:	NON-ARMS LENGTH OTHER		Deed1:	MWM /00294/ 00006	
Seller:			Date:		
Type:			Deed1:		
			Price:	\$0	
			Deed2:		
			Price:	\$25,000	
			Deed2:		
			Price:		
			Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	010	15,000.00	15,000.00		
State:	010	15,000.00	15,000.00		
Municipal:	010	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
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Homestead Application Status: Approved 12/31/2012					