

RESOLUTION 15-67

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: 448 Pear Tree Pt. Rd.
Chestertown, MD 21620

TAX MAP: 0004 GRID: 0015 PARCEL: 0073 LOT: 7 TAX ID#: 1807007167

OWNER: Edward J. Reed and Frances Barrett-Reed

AMOUNT OF ASSESSMENT: \$227.00
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**

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

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: James H. Barton, III
Zoning Administrator

Date: October 7, 2015

RE: Map 0004, Grid 0015, Parcel 0073 (448 Pear Tree Point Rd. Chestertown 21620)

On October 3, 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 448 Pear Tree Pt. Rd. Chestertown, MD 21620 in the amount of \$327.00.

B & K Plant Farm & Landscaping, LLC

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

Invoice

Date	Invoice #
10/3/2015	3592

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

Description	Amount
9/22 Cleaned up @ 448 Pear Tree Point Road, trimmed down grass & weeds, cut up tree branches on ground & hauled out debris	
Labor & equipment	192.00
Hauling	35.00
Total	\$227.00

Thank you for your business. Payment due 10 days from billing date.



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August 28, 2015

Safeguard Properties

RE: Tax Map 0004, Parcel 0013 (448 Pear Tree Point Rd. Chestertown, MD 21620)

To Whom It May Concern:

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,

Joe Pippin
Zoning/ Nuisance Inspector

- emailed to Safeguard
- called safeguard and said they
would clean up property this week.
JP 8/31/15



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Permits: (410) 758-4088
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REQUEST FOR NUISANCE INSPECTOR

DATE: 8/27/15 DATE OF VIOLATION: _____
PROPERTY ADDRESS: 448 Pear Tree Pt. Rd. Chestertown.

TAX ACCOUNT NUMBER: 1807007167

MAP: 4 BLOCK: 15 PARCEL: 13 Lot 7

PROPERTY OWNER: Reed, Edward + Frances Burnett Reed

COMPLAINANT'S NAME: * Wayne Burton

COMPLAINANT'S ADDRESS: * 444 Pear Tree Pt. Rd.

COMPLAINANT'S TELEPHONE NUMBER: * 443-480-3275

NATURE OF VIOLATION: House Vacant, Grass Tall
Critters there

FOLLOW UP: Visited Property on 8/28/15. Property is
deemed Abandoned. will contact safeguard company. JP
800-852-8306 dial 1 ext. 2173 email - code.enforcement@
safeguardproperties.com / will take care this week - 8/31/15 JP
Safeguard is past due. Jim sent in
B+K on 9/14/15

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

DEPARTMENT OF PLANNING AND ZONING

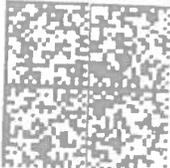
QUEEN ANNE'S COUNTY
160 COURSEVALL DRIVE
CENTREVILLE, MARYLAND 21617
RETURN SERVICE REQUESTED

Edward J. Reed
448 Pear Tree Point Rd.
Chestertown, MD 21620-2341

21617 @1824
21620234148

21617 N7E 199991510019/11/15
RETURN TO SENDER
REED
23795 LANDS END RD
CHESTERTOWN MD 21620-5234
RETURN TO SENDER

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



FP US POSTAGE
\$00.485
First-Class
Mailed From 21617
10/09/2015
032A 0061805899



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County*

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October 6, 2015

Edward J. Reed
448 Pear Tree Point Rd.
Chestertown, MD 21620-2341

RE: Tax Map 0004, Parcel 0073 (448 Pear Tree Point Rd. Chestertown MD)

Dear Mr. Reed,

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 \$227.00 bill. Plus an administrative fee of \$100.00 for a total of \$327.00. 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

- Letter Returned to Sender

-

B & K Plant Farm & Landscaping, LLC

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Church Hill, MD 21623
410-778-4445

Invoice

Date	Invoice #
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Thank you for your business. Payment due 10 days from billing date.	Total \$227.00

Real Property Data Search (w2)

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 - 007167		
Owner Information		
Owner Name:	REED EDWARD J & FRANCES BARRETT-REED T/E	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	448 PEAR TREE POINT RD CHESTERTOWN MD 21620-2341	Deed Reference: /01549/ 00109
Location & Structure Information		
Premises Address:	448 PEAR TREE POINT RD CHESTERTOWN 21620-0000 Waterfront	Legal Description: LOT 18750 SQ FT N/SIDE PEAR TREE PT RD E/CHESTERTOWN
Map:	Grid:	Parcel:
0004	0015	0073
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	7	2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	5
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1965	1,922 SF	
Property Land Area	County Use	
18,750 SF		
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior SIDING	Full/Half Bath	Garage
	1 full	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	328,100	234,300
Improvements	149,800	145,500
Total:	477,900	379,800
Preferential Land:	0	0
		Phase-in Assessments As of 07/01/2015
		379,800
		As of 07/01/2016
		379,800
		0
Transfer Information		
Seller: ARNOLD, WILLIAM V & MARGARET ANNE	Date: 05/09/2006	Price: \$625,000
Type: ARMS LENGTH IMPROVED	Deed1: SM /01549/ 00109	Deed2:
Seller: MCCUSKER, JOSEPH T & MYRNA S	Date: 11/30/1992	Price: \$240,000
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00412/ 00933	Deed2:
Seller: MOORE, CLAUDE W AND ANNA J	Date: 09/26/1983	Price: \$89,900
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00202/ 00728	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
		07/01/2016
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:		0.00 0.00
Exempt Class:		
	Special Tax Recapture:	
	NONE	
Homestead Application Information		
Homestead Application Status: Approved 01/04/2011		

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.