

RESOLUTION 15-70

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: 174 West Goldfinch Lane  
Centreville, MD 21617

TAX MAP: 36 GRID: 12 PARCEL: 69 LOT: 75 TAX ID#: 1803042944

OWNER: Chad A. Price and Sherry M. Price

AMOUNT OF ASSESSMENT: \$320.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10<sup>th</sup>  
day of November, 2014.

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: September 1, 2015

RE: Map 36, Grid 12, Parcel 69 (174 West Goldfinch Ln. Centreville, MD 21617)

On August 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 174 West Goldfinch Lane Centreville, MD 21617 in the amount of \$420.00.

**Callahan's Lawn Care**

**P.O. Box 241**

**Queenstown, MD 21658**

**Invoice**

AUG 12 2015

DATE	INVOICE #
8/7/2015	4961

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	174 Gold finch lane cut lawn	8/4/2015	320.00
Thank you for your business.		<b>Total</b>	\$320.00

**DEPARTMENT OF PLANNING AND ZONING**

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

*Tim R*

Chad Price  
637 Tebston Dr.  
Pasadena, MN 55122



2112 N7E 1 11510005/17/15  
RETURN TO SENDER  
PRICE  
8422 MORTONHALL CT  
PASADENA MD 21122-3632  
RETURN TO SENDER

21161701824  
21122-5125



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July 24, 2015

Chad A. Price  
637 Tebbston Drive  
Pasadena, MD 21122

RE: Tax Map 0036, Parcel 0069 (174 W Goldfinch Lane Centreville, MD 21617)

Dear Mr. Price:

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

not cut. 7/31/15  
order cut.

Called Called  
8/3/15

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>			<a href="#">View GroundRent Registration</a>				
<b>Account Identifier:</b>		<b>District - 03 Account Number - 042944</b>							
<b>Owner Information</b>									
<b>Owner Name:</b>		PRICE CHAD A PRICE SHERRY M			<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		637 TEBBSTON DR PASADENA MD 21122-			<b>Principal Residence:</b>		YES		
					<b>Deed Reference:</b>		/01522/ 00065		
<b>Location &amp; Structure Information</b>									
<b>Premises Address:</b>		174 W GOLDFINCH LN CENTREVILLE 21617-0000			<b>Legal Description:</b>		LOT 75 - 1 ACRE PHASE 12 THREE CREEKS		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0036	0012	0069		3043			75	2013	
<b>Special Tax Areas:</b>					<b>Town:</b>		NONE		
					<b>Ad Valorem:</b>				
					<b>Tax Class:</b>		4		
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
2005		3,230 SF				1.0000 AC		000000	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached				
<b>Value Information</b>									
		<b>Base Value</b>		<b>Value As of 01/01/2013</b>		<b>Phase-in Assessments As of 07/01/2014</b>		<b>As of 07/01/2015</b>	
<b>Land:</b>		140,000		100,000					
<b>Improvements</b>		251,100		288,000					
<b>Total:</b>		391,100		388,000		388,000		388,000	
<b>Preferential Land:</b>		0						0	
<b>Transfer Information</b>									
<b>Seller:</b>		LHI THREE CREEKS LLC			<b>Date:</b>		03/01/2006		
<b>Type:</b>		ARMS LENGTH IMPROVED			<b>Deed1:</b>		SM /01522/ 00065		
					<b>Price:</b>		\$489,834		
<b>Seller:</b>		FLAGSHIP BUILDERS INC			<b>Date:</b>		04/02/2004		
<b>Type:</b>		ARMS LENGTH MULTIPLE			<b>Deed1:</b>		SM /01231/ 00729		
					<b>Price:</b>		\$3,300,000		
<b>Seller:</b>		THREE CREEKS LLC			<b>Date:</b>		03/04/2004		
<b>Type:</b>		ARMS LENGTH MULTIPLE			<b>Deed1:</b>		SM /01219/ 00089		
					<b>Price:</b>		\$1,889,500		
					<b>Deed2:</b>				
<b>Exemption Information</b>									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2014</b>		<b>07/01/2015</b>			
<b>County:</b>		000		0.00		0.00			
<b>State:</b>		000		0.00		0.00			
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>					<b>Special Tax Recapture:</b>				
<b>Exempt Class:</b>					NONE				
<b>Homestead Application Information</b>									
<b>Homestead Application Status: No Application</b>									

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.



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August 17, 2015

Chad Price  
637 Tebbston Dr.  
Pasadena, MD 21122

RE: Tax Map 36, Parcel 69 (174 W Goldfinch Ln. Centreville, MD 21617)

Dear Mr. Price:

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 \$320.00 bill. Plus an administrative fee of \$100.00 for a total of \$420.00. 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,

James Robinson  
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

**Callahan's Lawn Care**

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Queenstown, MD 21658

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