

RESOLUTION 16-08

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: 1800 Sudlersville Rd.
Sudlersville, MD 21668

TAX MAP: 17 GRID: 17 PARCEL: 33 LOT: 2 TAX ID#: 1802024020

OWNER: Christiana Trust
C/O Rushmore Loan Management

AMOUNT OF ASSESSMENT: \$285.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 28th
day of June, 2016

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[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: June 15, 2016

RE: Map 17, Grid 17, Parcel 33 (1800 Sudlersville Rd. Sudlersville, MD 21668)

On May 28, 2016, 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 1800 Sudlersville Rd. Sudlersville, MD 21668 in the amount of \$385.00.



*Queen
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June 1, 2016

Christiana Trust
C/O Rushmore Loan Management
15480 Laguna Canyon Rd.
Suite 100
Irvine, CA 92618

RE: Tax Map0017, Parcel 0033 (1800 Sudlersville Rd. Sudlersville, MD 21668)

To Whom It May Concern:

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 \$285.00 bill, plus an administrative fee of \$100.00 for a total of \$385.00. 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

check 6/15/16 JP

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

B & K Plant Farm & Landscaping, LLC

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

Invoice

Date	Invoice #
5/28/2016	3736

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

Description	Amount
5/27 Bush hogged 1800 Sudlersville Road, Sudlersville, trimmed around house & end of driveway.	285.00
Total	\$285.00

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



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May 13, 2016

Christiana Trust
C/O Rushmore Loan Management
15480 Laguna Canyon Rd.
Suite 100
Irvine, CA 92618

RE: Tax Map 0017, Parcel 0033 (1800 Sudlersville Rd Sudlerville, MD 21668) **Grass**

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 Inspector

Not cut, order cut
5/24/16 JP

Jim called Bill Price to
cut 5/25/16

Gross

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 - 02 Account Number - 024020			
Owner Information					
Owner Name:		CHRISTIANA TRUST		Use:	RESIDENTIAL
Mailing Address:		C/O RUSHMORE LOAN MGMNT 15480 LAGUNA CANYON RD STE 100 IRVINE CA 92618-		Principal Residence:	NO
				Deed Reference:	/02480/ 00194
Location & Structure Information					
Premises Address:		1800 SUDLERSVILLE RD SUDLERSVILLE 21668-0000		Legal Description:	LOT 2 - 2.329 ACRES S/RT 300 N/E CHURCH HILL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0017	0017	0033		0000	
					Block:
					2
					Lot:
					2
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					0027/ 0010
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	5
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1999	2,280 SF		2.3200 AC	000000	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT		2 full/ 1 half	1 Attached
					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:	105,900	80,300			
Improvements	209,800	198,800			
Total:	315,700	279,100	279,100	279,100	
Preferential Land:	0			0	
Transfer Information					
Seller: PASKOSKI JOHN JR & NICOLE L		Date: 11/13/2015	Price: \$226,200		
Type: NON-ARMS LENGTH OTHER		Deed1: /02480/ 00194	Deed2:		
Seller: KNOTTS, JAMES E & SUSAN B T/E		Date: 01/31/2005	Price: \$395,000		
Type: ARMS LENGTH IMPROVED		Deed1: SM /01357/ 00695	Deed2:		
Seller: KNOTTS, WILLIAM H & JOAN M T/E		Date: 08/09/1999	Price: \$40,000		
Type: NON-ARMS LENGTH OTHER		Deed1: SM /00691/ 00322	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	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.