

RESOLUTION 11e-15

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: 627 White Marsh Rd.  
Centreville, MD 21617

TAX MAP: 0036 GRID: 0010 PARCEL: 0055 LOT: 6 TAX ID#: 1803004295

OWNER: Bank of America

AMOUNT OF ASSESSMENT: \$1,370.00  
ADMINISTRATIVE FEE: \$100.00

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

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[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: June 14, 2016

RE: Map 0036, Grid 0010, Parcel 0055 (627 White Marsh Rd. Centreville, MD 21617)

On May 20, 2016, an independent contractor hired by the Zoning Office removed junk 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 **Sections 19-3 B Nuisance prohibited**. *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk – old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances.*

Attached is the Resolution to place a lien on the subject property so the County can be reimbursed for the cost of removing the junk.

**Recommended Action:**

I move that we approve the Resolution to place a lien on the property located at 627 White Marsh Rd. Centreville, MD 21617 in the amount of \$1,470.00.

TRAVEL (LAWN CARE)  
 Dale Wally 572170  
 205 Ingerside Rd  
 Barclay Md 21607

CUSTOMER'S ORDER NO.		DATE	
		5-20-16	
NAME Queen Annes County Planning & Zoning			
ADDRESS			
CITY, STATE, ZIP Centreville, Md 21617			
SOLD BY	CASH	C.O.D.	CHARGE
			ON. ACCT.
			MOISE. RETD.
			PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT
1	Roll Off		620 <sup>00</sup>
2	labor		750 <sup>00</sup>
3			1370 <sup>00</sup>
4			
5			
6			
7			
8			
9			
10			
11			
12			
			1370 <sup>00</sup>
RECEIVED BY			

**RECEIVED**  
 MAY 23 2016  
 THE QUEEN ANNES COUNTY  
 PLANNING & ZONING



**Queen  
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County**

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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

April 8, 2016

Bank of America NA  
7105 Corporate Dr.  
PTX B-35  
Plano, TX 75024

RE: Map 0036, Parcel 0055 (627 White Marsh Rd Centreville, MD 21617)

To Whom It May Concern:

During an investigation of a nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Code Sections 19-3B and 19-2K.

**Sections 19-3 B Nuisance prohibited.** *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk – old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances.*

**Section 19-2 K. Vehicles not legally tagged.** *(2) A person may not allow the presence of more than one vehicle that is not legally tagged for use on public roads, streets, highways and waterways on parcels 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. Vehicle under subsection K(2) of this section includes trailers.*

You have thirty (30) days from the date of this letter to address the violations. Failure to correct the violations may result in a civil zoning citation. I can be reached at 410 758-4088 Monday thru Friday from 8am to 10am.

Sincerely,

Joe Pippin  
Zoning Inspector

Real Property Data Search ( w2)

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 - 004295</b>			
Owner Information					
<b>Owner Name:</b>		BANK OF AMERICA NA		<b>Use:</b> RESIDENTIAL	
<b>Mailing Address:</b>		7105 CORPORATE DR PTX B-35 PLANO TX 75024-		<b>Principal Residence:</b> NO	
				<b>Deed Reference:</b> /02442/ 00088	
Location & Structure Information					
<b>Premises Address:</b>		627 WHITE MARSH RD CENTREVILLE 21617-0000		<b>Legal Description:</b> LOT 6 TALL TIMBER ESTATE	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
0036	0010	0055		3005	
					<b>Block:</b>
					6
					<b>Lot:</b>
					6
					<b>Assessment Year:</b>
					2016
					<b>Assessment</b>
					Year:
					2016
					<b>Plat No:</b>
					<b>Plat Ref:</b>
<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>	
1977	1,144 SF		1.3700 AC		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior SIDING</b>	<b>Full/Half Bath</b>	<b>Garage</b>
1	NO	STANDARD UNIT		1 full	
					<b>Last Major Renovation</b>
Value Information					
		<b>Base Value</b>	<b>Value As of 01/01/2016</b>	<b>Phase-in Assessments</b>	
				<b>As of 07/01/2015</b>	<b>As of 07/01/2016</b>
<b>Land:</b>		103,700	103,700		
<b>Improvements</b>		66,200	67,200		
<b>Total:</b>		169,900	170,900	169,900	170,233
<b>Preferential Land:</b>		0			0
Transfer Information					
<b>Seller:</b> GUYTON SHEILA L		<b>Date:</b> 08/04/2015		<b>Price:</b> \$109,982	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /02442/ 00088		<b>Deed2:</b>	
<b>Seller:</b> GUYTON, SHEILA L		<b>Date:</b> 09/29/1995		<b>Price:</b> \$98,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> SM /00507/ 00856		<b>Deed2:</b>	
<b>Seller:</b> SLENBAKER, MICHAEL P & FRANCES D		<b>Date:</b> 09/05/1995		<b>Price:</b> \$86,900	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> SM /00505/ 00520		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2015</b>		<b>07/01/2016</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			
Homestead Application Information					
<b>Homestead Application Status:</b> 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.



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Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

May 27, 2016

Bank of America NA  
7105 Corporate Drive  
PTX B-35  
Plano, TX 75024

RE: Tax Map 0036, Parcel 0055 (627 White Marsh Rd. Centreville, MD 21617)

To Whom It May Concern:

Queen Anne's County hired an independent contractor to remove trash on the property referenced above. Attached is a copy of the bill.

Therefore, you have seven (7) days from the date of this letter to pay the \$1,370.00 bill, plus an administrative fee of \$100.00 for a total of \$1,470.00. 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 on 6/13/16 JP

Attachments: Invoice: Traveling Lawn Service

TRAVEL (LUM CAR) 572170  
 Dale Wall  
 205 Ingerside Rd  
 Barclay Md 21607

CUSTOMER'S ORDER NO.		DATE
		5-20-16
NAME Queen Annes County Planning & Zoning		
ADDRESS		
CITY, STATE, ZIP Centreville, Md 21617		
SOLD BY	CASH	C.O.D.

QUAN.	DESCRIPTION	PRICE	AMOUNT
1	Roll Off		620 <sup>00</sup>
2	labor		750 <sup>00</sup>
3			1370 <sup>00</sup>
4			
5			
6			
7			
8			
9			
10			
11			
12			
			1370 <sup>00</sup>

RECEIVED  
 MAY 3 2016  
 TRAVIS HANCOCK  
 QUEEN ANNES COUNTY  
 PLANNING & ZONING

RECEIVED BY