

RESOLUTION 16-16

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: 116 Wood Duck Ln.
Chestertown, MD 21620

TAX MAP: 5 GRID: 1 PARCEL: 296 LOT: TAX ID#: 1807002262

OWNER: Robert S. Link

AMOUNT OF ASSESSMENT: \$750.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th day of July, 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

110 Vincit St., Suite 104
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 22, 2016

RE: Map 5, Grid 1, Parcel 296 (116 Wood Duck Ln. Chestertown, MD 21620)

On June 6, 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 116 Wood Duck Ln. Chestertown, MD 21620 in the amount of \$850.00.

Dale Walls 572189
 Travlin Lawn Service
 205 Inglede Rd, Barclay MD 21607

CUSTOMER'S ORDER NO.		DATE	
		6/8/16	
NAME			
Q A County Planning & Zoning			
ADDRESS			
Centerville MD			
CITY, STATE, ZIP			
SOLD BY	CASH	C.O.D.	CHARGE
		ON. ACCT.	MOSE. RETD.
			PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT
1	Clean up grass		750
2	Hauled away		
3	116 Woodbury Lane		
4	Chesapeake MD		
5			
6			
7			
8			
9			
10			
11			
12			
			750.00
RECEIVED BY			



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Jack A. 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

June 15, 2016

Robert S. Link
116 Wood Duck Lane
Chestertown, MD 21620

RE: Tax Map 5, Parcel 296 (116 Wood Duck Ln. Chestertown, MD 21620)

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 \$750.00 bill, plus an administrative fee of \$100.00 for a total of \$850.00. 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: Traveling Lawn Service

Dale Walls
 Travlin Lawn Service
 205 Ingle Side Rd, Barclay MD 21607

572189

CUSTOMER'S ORDER NO.	DATE 6/8/16
NAME Q & County Planning & Zoning	
ADDRESS Centreville MD	
CITY, STATE, ZIP	

SOLD BY	CASH	C.O.D.	CHARGE	ON.ACCT.	MOSE RETD.	PAID OUT
---------	------	--------	--------	----------	------------	----------

QUAN.	DESCRIPTION	PRICE	AMOUNT
1	Clean up grass		750
2	Hauled away debris		
3	110 Wood Duck Lane		
4	Chesertown MD		
5			
6			
7			
8			
9			
10			
11			
12			
			7500

RECEIVED
 JUN 13 2016
 QUEEN ANNE'S COUNTY
 PLANNING & ZONING
 [Signature]

RECEIVED BY

A-4705
 T-44528

KEEP THIS SLIP FOR REFERENCE

01-11



**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

May 18, 2016

Robert S. Link
116 Wood Duck Lane
Chestertown, MD 21620

RE: Map 0005, Parcel 0296 (116 Wood Duck Lane Chestertown, MD 21620) **Junk and Grass**

Dear Mr. Link,

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 19-2L.

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.*

Also, **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 thirty (10) days from the date of this letter to address the violations or we will hire an independent contractor to clean up the junk and cut the grass. Failure to pay the cost of the clean-up will result in a lien being placed against your property. Also, 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 if you need to contact me.

Sincerely,

Joe Pippin
Zoning Inspector

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 - 002262							
Owner Information									
Owner Name:		LINK ROBERT S			Use:		RESIDENTIAL		
Mailing Address:		116 WOOD DUCK LANE CHESTERTOWN MD 21620			Principal Residence:		YES		
					Deed Reference:		/00368/ 00893		
Location & Structure Information									
Premises Address:		116 WOOD DUCK LN CHESTERTOWN 21620-0000			Legal Description:		LOT 10 SECT 1 DUCKS NECK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0005	0001	0296		0000	1		10	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	
1981		960 SF				27,938 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	1 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2014		07/01/2015		07/01/2016	
Land:		69,800		55,500					
Improvements		23,300		38,000					
Total:		93,100		93,500		93,367		93,500	
Preferential Land:		0						0	
Transfer Information									
Seller:		LINK, JOHN H & JEANETTE L			Date:		05/07/1991		
Type:		NON-ARMS LENGTH OTHER			Deed1:		MWM /00368/ 00893		
Seller:					Date:		Price:		
Type:					Deed1:		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 06/11/2009									

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