

RESOLUTION 16-20

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: 131 Jarman Branch Dr.
Centreville, MD 21617

TAX MAP: 54 GRID: 6 PARCEL: 12 LOT: 9 TAX ID#: 1806006914

OWNER: Federal National Mortgage

AMOUNT OF ASSESSMENT: \$135.00
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

[Handwritten signatures of County Commissioners]



**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 29, 2016

RE: Map 54, Grid 6, Parcel 12, (131 Jarman Branch Dr. Centreville, MD 21617)

On June 6, 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 131 Jarman Branch Dr. Centreville, MD 21617 in the amount of \$235.00.



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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

June 13, 2016

Federal National Mortgage
P.O. Box 650043
Dallas, TX 75265-0043

RE: Tax Map 0054, Parcel 0012 (131 Jarmen Branch Dr. Centreville, MD 21617)

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 \$135.00 bill, plus an administrative fee of \$100.00 for a total of \$235.00. 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: Callahan's Lawn Care

check 6/28/16

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5309

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	131 Jarman Branch Dr. Cut, trim , and blow lawn and walks.	5/10/2016	135.00
Thank you for your business.		Total	\$135.00

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 - 06 Account Number - 006914							
Owner Information									
Owner Name:		FEDERAL NATIONAL MORTGAGE			Use:		RESIDENTIAL		
Mailing Address:		PO BOX 650043 DALLAS TX 75265-0043			Principal Residence:		NO		
					Deed Reference:		/02531/ 00468		
Location & Structure Information									
Premises Address:		131 JARMAN BRANCH DR CENTREVILLE 21617-0000			Legal Description:		LOT 9 - 1.045 ACRES PHASE 1 JARMAN BRANCH ESTATES		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0054	0006	0012		6003			9	2014	
									Plat Ref:
									0017/ 0022
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		4			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1993		1,968 SF				1.0400 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	NO	STANDARD UNIT	SIDING	2 full	1 Attached				
Value Information									
		Base Value		Value As of		Phase-in Assessments			
				01/01/2014		As of		As of	
						07/01/2015		07/01/2016	
Land:		120,600		90,400					
Improvements		163,700		175,900					
Total:		284,300		266,300		266,300		266,300	
Preferential Land:		0						0	
Transfer Information									
Seller: HARRISON MICHAEL A			Date: 04/29/2016			Price: \$383,874			
Type: NON-ARMS LENGTH OTHER			Deed1: /02531/ 00468			Deed2:			
Seller: THOMAS, MERRILL F, JR			Date: 08/16/1994			Price: \$141,500			
Type: ARMS LENGTH IMPROVED			Deed1: MWM /00472/ 00435			Deed2:			
Seller: CLARK, J WILSON			Date: 06/29/1993			Price: \$37,000			
Type: ARMS LENGTH IMPROVED			Deed1: MWM /00431/ 00455			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.



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April 29, 2016

Michael A. Harrison
131 Jarman Branch Dr.
Centreville, MD 21617

RE: Tax Map 0054, Parcel 0012 (131 Jarmen Branch Dr. Centreville, MD 21617) **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

Real Property Data Search (w3)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 06 Account Number - 006914		
Owner Information		
Owner Name:	HARRISON MICHAEL A HARRISON DIANE C	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	131 JARMAN BRANCH DR CENTREVILLE MD 21617-2090	Deed Reference: /00472/ 00435
Location & Structure Information		
Premises Address:	131 JARMAN BRANCH DR CENTREVILLE 21617-0000	Legal Description: LOT 9 - 1.045 ACRES PHASE 1 JARMAN BRANCH ESTATES
Map:	Grid:	Parcel:
0054	0006	0012
Sub District:	Subdivision:	Section:
	6003	
Block:	Lot:	Assessment Year:
	9	2014
Special Tax Areas:	Town:	Plat No:
	Ad Valorem:	0017/
	Tax Class:	0022
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1993	1,968 SF	
Stories	Basement	Property Land Area
1 1/2	NO	1.0400 AC
Type	Exterior	County Use
STANDARD UNIT	SIDING	
	Full/Half Bath	
	2 full	
Garage	Last Major Renovation	
1 Attached		
Value Information		
	Base Value	Value As of
		01/01/2014
Land:	120,600	Phase-in Assessments As of
Improvements:	163,700	07/01/2015
Total:	284,300	As of
Preferential Land:	0	07/01/2016
	266,300	
	266,300	0
Transfer Information		
Seller: THOMAS, MERRILL F, JR	Date: 08/16/1994	Price: \$141,500
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00472/ 00435	Deed2:
Seller: CLARK, J WILSON	Date: 06/29/1993	Price: \$37,000
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00431/ 00455	Deed2:
Seller: ASHLEY, SYDNEY G & J WILSON CLARK	Date: 07/17/1992	Price: \$135,040
Type: NON-ARMS LENGTH OTHER	Deed1: MWM /00401/ 00382	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
County:	000	07/01/2016
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:		0.00 0.00
Exempt Class:		0.00 0.00
	Special Tax Recapture:	
	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/27/2013		

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