

RESOLUTION 16-47

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: 807 Dulin Clark Rd.
Centreville, MD 21617

TAX MAP: 43 GRID: 6 PARCEL: 92 LOT: 1 TAX ID#: 1803020096

OWNER: Nathan and Shelly Vongohren

AMOUNT OF ASSESSMENT: \$400.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13th day of September, 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
Vacant, 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: August 16, 2016

RE: Map 43, Grid 6, Parcel 92 (807 Dulin Clark Rd. Centreville, MD 21617)

On May 18, 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 807 Dulin Clark Rd. Centreville, MD 21617 in the amount of \$500.00



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DEPARTMENT OF PLANNING & ZONING

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Centreville, MD 21617

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July 11, 2016

Mr. and Mrs. Vongorhan
332 Broadwater Rd.
Arnold, MD 21012-1435

RE: Tax Map 43, Parcel 92 (807 Dulin Clark Rd 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 \$400.00 bill, plus an administrative fee of \$100.00 for a total of \$500.00. 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: 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 #
7/1/2016	3748

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

Description	Amount
6/23 Bush hogged & trimmed tall grass @ 807 Dulin Clark Road, Centreville	400.00
<i>gave copy to Johnny 7/11/16</i>	
Thank you for your business. Payment due 10 days from billing date.	Total \$400.00



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James J. Moran, At Large
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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 14, 2016

Mr. and Mrs. Nathan Vongorhen
332 Broadwater Rd.
Arnold, MD 21012-1435

RE: Tax Map 43, Parcel 92 (807 Dulin Clark Rd. 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

Not cut? 6/20/16
called B+K to cut.
waiting on invoice!

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 - 03 Account Number - 020096			
Owner Information					
Owner Name:		VONGOHREN NATHAN VONGORHEN SHELLY		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		332 BROADWATER RD ARNOLD MD 21012-1435		Deed Reference: /01427/ 00706	
Location & Structure Information					
Premises Address:		807 DULIN CLARK RD CENTREVILLE 21617-0000		Legal Description: LOT 1 HUNTER'S RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0043	0006	0092		3023	
					Block:
					1
					Lot:
					1
					Assessment Year:
					2016
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:		4	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1979		2,320 SF		4.4000 AC	
Property Land Area		County Use			
4.4000 AC					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	BRICK	2 full/ 1 half	1 Detached
Value Information					
		Base Value		Value As of 01/01/2016	
		137,200		137,200	
		Improvements		Phase-in Assessments As of 07/01/2015	
		255,700		183,100	
		Total:		As of 07/01/2016	
		392,900		320,300	
		Preferential Land:		0	
		0		0	
Transfer Information					
Seller: BELTON, MARK J & MARY P T/E		Date: 07/21/2005		Price: \$424,900	
Type: ARMS LENGTH IMPROVED		Deed1: SM /01427/ 00706		Deed2:	
Seller: FOOR, JAMES C & MARGARET D		Date: 08/11/1998		Price: \$220,000	
Type: ARMS LENGTH IMPROVED		Deed1: SM /00630/ 00259		Deed2:	
Seller: THOMPSON, DONALD W & SHIRLEY		Date: 09/13/1985		Price: \$129,900	
Type: ARMS LENGTH IMPROVED		Deed1: MWM /00238/ 00044		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		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.