

RESOLUTION 17-03

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: 324 Wright's Neck Rd.
Centreville, MD 21617

TAX MAP: 43 GRID: 11 PARCEL: 3 LOT: 4 TAX ID#: 1803125141

OWNER: Ashley Ann Bourne Keating Trustee

AMOUNT OF ASSESSMENT: \$225.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th
day of January, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[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: January 4, 2017

RE: Map 43, Grid 11, Parcel 3 (324 Wright's Neck Rd. Centreville, MD 21617)

On November 11, 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 324 Wright's Neck Rd. Centreville, MD 21617 in the amount of \$325.00.

DEPARTMENT OF PLANNING & ZONING



*Queen
Anne's
County*

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

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November 21, 2016

Ashley Ann Bourne
Keating Trustee
12 Fairway Island
Grasonville, MD 21638-9630

RE: Tax Map 43 Parcel 3 (324 Wright's Neck Rd. Centreville, MD 21617)

Dear Ms. Bourne:

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 \$225.00. Plus an administrative fee of \$100.00 for a total of \$325.00. 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
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 #
11/12/2016	3858

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

Description	Amount
11/11 Bush hogged lot on 324 Wrights Neck Road, Centreville	225.00

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

Total

\$225.00



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

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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

October 27, 2016

Ashley Ann Bourne
Keating Trustee
12 Fairway Is.
Grasonville, MD 21638-9630

RE: Tax Map 43, Parcel 3 (324 Wright's Neck 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 seven (7) days from the date of this letter to address the violation. You must mow the entire yard. 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 fifteen (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 and Nuisance Inspector

check Nov. 7th

Not mowed. 11/8/16 JP

order cut, called B+K.

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 - 125141							
Owner Information									
Owner Name:		ASHLEY ANN BOURNE KEATING TRUSTEE				Use:		RESIDENTIAL	
Mailing Address:		12 FAIRWAY IS GRASONVILLE MD 21638-9630				Principal Residence:		NO	
Deed Reference:									
Location & Structure Information									
Premises Address:		324 WRIGHTS NECK RD CENTREVILLE 21617-				Legal Description:		LOT 4 - 1.304 ACRES WRIGHTS NECK RD LANDS OF ANN B ASHLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0043	0011	0003					4	2016	Plat Ref: 43/56
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	
						1.3040 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2016			
						As of 07/01/2017			
Land:		103,000		103,000					
Improvements:		0		0					
Total:		103,000		103,000		103,000		103,000	
Preferential Land:		0						0	
Transfer Information									
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
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