

RESOLUTION 17-04

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: 101 Brickhouse Dr.
Queenstown, MD 21658

TAX MAP: 66 GRID: 2 PARCEL: 87 LOT: 1 TAX ID#: 1805032245

OWNER: Amy Thomas & James Turner

AMOUNT OF ASSESSMENT: \$240.00
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]
[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 66, Grid 2, Parcel 87 (101 Brickhouse Dr. Queenstown, MD 21658-1606)

On November 10, 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 101 Brickhouse Dr. Queenstown, MD 21658-1606 in the amount of \$340.00.



*Queen
Anne's
County*

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James J. Moran, At Large
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Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

December 13, 2016

Amy Thomas & James Turner
101 Brickhouse Dr.
Queenstown, MD 21658-1606

RE: Tax Map 66, Parcel 87 (101 Brickhouse Dr. Queenstown, MD 21658) **Grass**

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 \$240.00 bill, plus an administrative fee of \$100.00 for a total of \$340.00. 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

Callahan's Lawn Care
P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
12/7/2016	5633

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

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	101 Brick house drive cut overgrown lawn	11/10/2016	240.00
Thank you for your business.		Total	\$240.00



**Queen
Anne's
County**

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County Commissioners:

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November 3, 2016

Amy Thomas & James Turner
101 Brickhouse Dr.
Queenstown, MD 21658-1606

RE: Tax Map 66, Parcel 87 (101 Brickhouse Dr. Queenstown, MD 21658) **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

Not cut, 11/10/16 JP

Order cut. text Brian Callahan.

Real Property Data Search (w4)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 05 Account Number - 032245			
Owner Information					
Owner Name:		THOMAS AMY TURNER JAMES S		Use: RESIDENTIAL	
Mailing Address:		101 BRICKHOUSE DR QUEENSTOWN MD 21658-1606		Principal Residence: YES	
				Deed Reference: /02248/ 00051	
Location & Structure Information					
Premises Address:		101 BRICKHOUSE DR QUEENSTOWN 21658-0000		Legal Description: LOT 1 HEMSLEY'S COURT SUB-DIVISION	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0066	0002	0087		5012	
					Block:
					1
					Lot:
					2016
					Assessment Year:
					2
					Plat No:
					Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class: 2		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1996		2,064 SF		1.7400 AC	
				Property Land Area	
				1.7400 AC	
				County Use	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	3 full	1 Attached
Value Information					
		Base Value		Value	
				As of	
				01/01/2016	
				Phase-in Assessments	
				As of	
				07/01/2016	
				As of	
				07/01/2017	
Land:		152,400		152,400	
Improvements		160,900		212,500	
Total:		313,300		364,900	330,500
Preferential Land:		0			347,700
					0
Transfer Information					
Seller: LEWIS DANIEL T & SHARON K T/E		Date: 12/20/2013		Price: \$335,000	
Type: ARMS LENGTH IMPROVED		Deed1: /02248/ 00051		Deed2:	
Seller: WILSON, PAUL M & JOYCE A		Date: 09/15/2005		Price: \$365,000	
Type: ARMS LENGTH IMPROVED		Deed1: SM /01453/ 00336		Deed2:	
Seller: BEHLKE, DEBORAH L, ETAL		Date: 06/08/1994		Price: \$55,000	
Type: ARMS LENGTH VACANT		Deed1: MWM /00466/ 00339		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2016	
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: Approved 03/30/2015					

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.