

RESOLUTION 17-41

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: 719 Round Top Rd.
Chestertown, MD 21620

TAX MAP: 10 GRID: 2 PARCEL: 46 LOT: 724 TAX ID#: 1802009420

OWNER: Joseph Douglas and Doria Douglas

AMOUNT OF ASSESSMENT: \$2,195.88
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of August, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

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

County Commissioners:

James J. Moran, At Large
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckley, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: August 14, 2017

RE: Map 10, Grid 2, Parcel 46 (719 Round Top Rd. Chestertown, MD 21620)

On July 26, 2017 an independent contractor hired by the Zoning Office cut the grass and clean up the 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 *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.*

Also, 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 the grass cutting.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 719 Round Top Rd. Chestertown, MD 21620 in the amount of \$2,295.88.



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July 28, 2017

Joseph Douglas
719 Round Top Rd.
Chestertown, MD 21620

RE: Tax Map 10, Parcel 46 (719 Round Top Rd. Chestertown, MD 21617)

Dear Mr. Douglas,

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 \$2,195.88 bill. Plus an administrative fee of \$100.00 for a total of \$2,295.88. 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

check Aug 14th

B & K Plant Farm & Landscaping, LLC

520 John Powell Road
Church Hill, MD 21623
410-778-4445

Invoice

Date	Invoice #
7/26/2017	4005

Bill To

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

Description	Amount
5/20 Cut & trimmed tall grass at 719 Roundtop Road, Chestertown. Cleaned up & hauled out some debris in yard. Placed some trash & debris into piles to be hauled out later. Labor & equipment	225.00
7/21 Had 30 yard dumpster delivered to site, cleaned up all trash, boards, fence, sticks & other debris. Filled dumpster up completely, hauled 2 loads out on dump trailer to landfill. 30 yard dumpster	395.00
Tipping fee for 3.56 tons of debris @ landfill	159.88
Fee for disposing 7 tires	42.00
Labor & equipment	1,274.00
7/22 Mowed & trimmed grass @ 719 Roundtop Road	100.00
Total	\$2,195.88

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

Total

\$2,195.88



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April 21, 2017

Joseph Douglas
116 Parma Rd.
Chestertown, MD 21620

RE: Map 10, Parcel 46 (719 Round Top Rd. Chestertown, MD 21620) Grass/Junk

To Whom It May Concern:

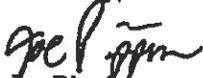
During an investigation of a nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Code Sections 19-2L and 19-3B.

Sections 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.

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You have fifteen (15) 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 \$500 .00 civil zoning citation. I can be reached at 410-758-4088 Monday thru Friday from 8am to 10am.

Sincerely,


Joe Pippin
Zoning Inspector

May 8th



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May 2, 2017

Joseph Douglas
719 Round Top Rd.
Chestertown, MD 21620

RE: Map 10, Parcel 46 (719 Round Top Rd. Chestertown, MD 21620) Grass/Junk

To Whom It May Concern:

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 19-2L and 19-3B.

Sections 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.

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Sincerely,

Joe Pippin
Zoning and Nuisance Inspector

check May 17th

called B & K to cut grass
and clean up trash. 5/18/17 JW

Real Property Data Search (w3)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 009420							
Owner Information									
Owner Name:		DOUGLAS JOSEPH L DOUGLAS DORIA F				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		116 PARMA ROAD CHESTERTOWN MD 21620				Deed Reference:		/00493/ 00167	
Location & Structure Information									
Premises Address:		719 ROUND TOP RD CHESTERTOWN 21620-0000				Legal Description:		LOTS 724-725-SECT 2 CHESTER HARBOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0010	0002	0046		2008	2	12	724	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		5		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1969		1,316 SF				15,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	FRAME	1 full					
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
Land:		47,200		01/01/2017		07/01/2016		07/01/2017	
Improvements		91,100		56,000					
Total:		138,300		135,900		138,300		135,900	
Preferential Land:		0						0	
Transfer Information									
Seller: MILLWARD, JOSEPH C. AND				Date: 04/26/1995		Price: \$86,500			
Type: ARMS LENGTH IMPROVED				Deed1: SM /00493/ 00167		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		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00		0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Denied									

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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REQUEST FOR NUISANCE INSPECTOR

DATE: 4/19/17 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 719 Round Top Rd.

TAX ACCOUNT NUMBER: 1802009420

MAP: 10 BLOCK: _____ PARCEL: 46

PROPERTY OWNER: Joseph R. Douglas

COMPLAINANT'S NAME: Jeanie Narcum

COMPLAINANT'S ADDRESS: 715 Round Top Rd

COMPLAINANT'S TELEPHONE NUMBER: 410-778-5873

NATURE OF VIOLATION: Dumpster in yard full of trash furniture etc. has been there quite some time. Also trash in the yard.

FOLLOW UP: Checked property on 4/20/17 3:00. Dumpster needs emptied and grass needs mowed. I left door Hanger.

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL