

RESOLUTION 17-45

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: 1133 Little Creek Rd.  
Chester, MD 21619

TAX MAP: 64 GRID: 03 PARCEL: 81 LOT: TAX ID#: 1804061993

OWNER: Joseph H. Kingrey II

AMOUNT OF ASSESSMENT: \$120.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12<sup>th</sup>  
day of September, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Steph Eiler  
Gregory W. ...  
Robert C. ...  
William ...



**Queen  
Anne's  
County**

**County Commissioners:**

James J. Moran, At Large  
Vacant, District 1  
Stephen Wilson, District 2  
Robert Charles Buckley, 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 24, 2017

RE: Map 64 Grid 03 Parcel 81 1133 Little Creek Rd. Chester, MD 21619

On July 19, 2017, 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 1133 Little Creek Rd. in the amount of \$220.00



*Queen  
Anne's  
County*

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Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

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August 8, 2017

Joseph H. Kingrey II  
1133 Little Creek Rd.  
Chester, MD 21619

RE: Tax Map 64 Parcel 81

Dear Mr. Kingrey:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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,

Harold L. Veasel  
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



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July 7, 2017

Joseph H. Kingrey II  
1133 Little Creek Rd.  
Chester, MD 21619

RE: Tax Map 64 Parcel 81

Dear Mr. Kingrey:

During routine inspections in your area I noticed your grass has not been cut. 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,

Harold L. Veasel  
Zoning Inspector

SEND CONTRACTOR

Real Property Data Search (v1)

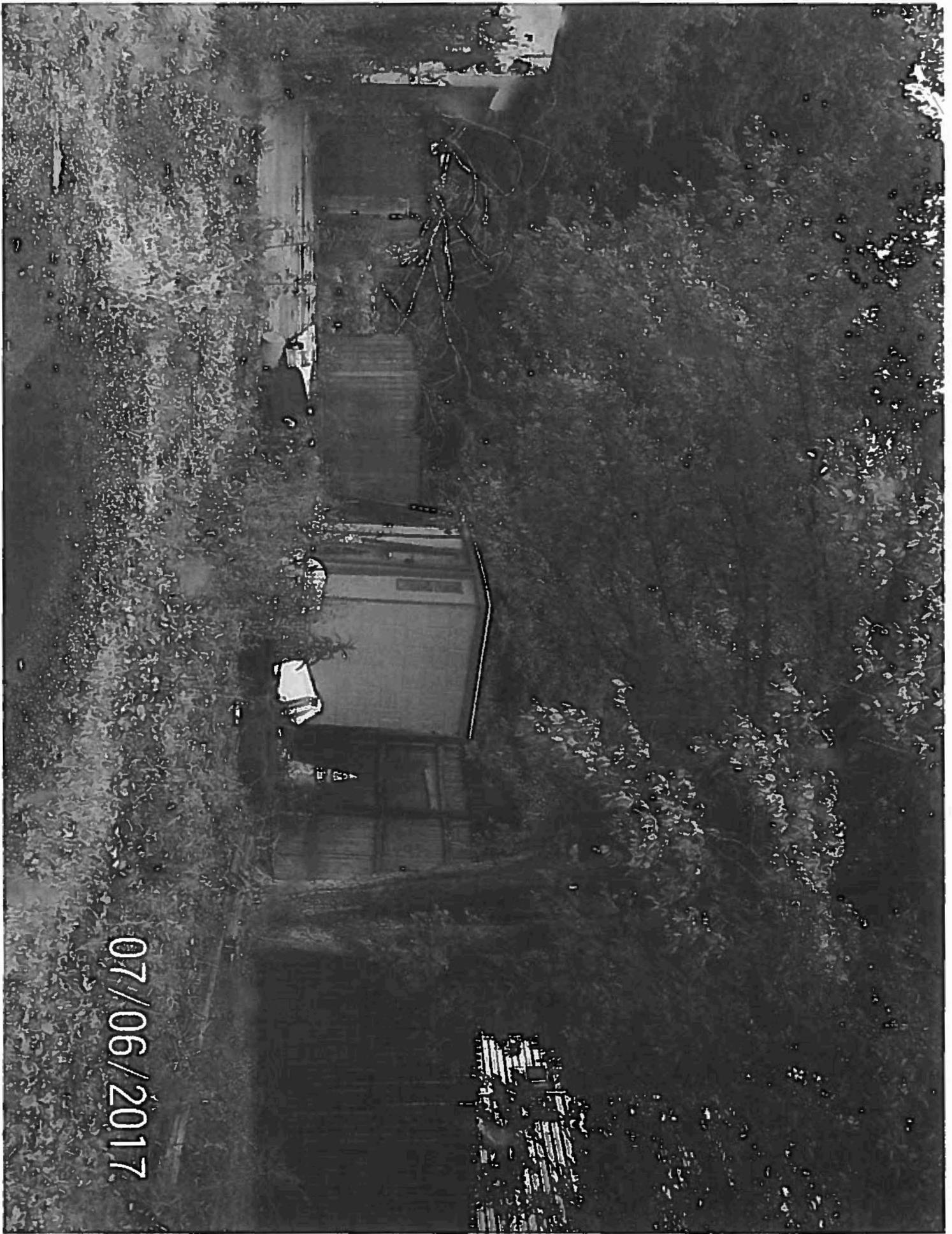
Search Res. # 10: QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
<b>Account Identifier:</b>		<b>District - 04 Account Number - 061993</b>							
<b>Owner Name:</b>		KINGREY JOSEPH H II KINGREY KATHERINE A				<b>Use:</b>		RESIDENTIAL	
<b>Mailing Address:</b>		1133 LITTLE CREEK ROAD CHESTER MD 21619				<b>Principal Residence:</b>		YES	
<b>Premises Address:</b>		1133 LITTLE CREEK RD CHESTER 21619-0000				<b>Deed Reference:</b>		/00609/ 00630	
<b>Map:</b>		<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
0064		0009	0081		0000				2015
<b>Special Tax Areas:</b>		<b>Town:</b>				NONE			
		<b>Ad Valorem:</b>							
		<b>Tax Class:</b>				1			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>			<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>
1902		1,112 SF					26,350 SF		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
2	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full					
<b>Base Value</b>		<b>Value As of 01/01/2015</b>		<b>Phase-in Assessments As of 07/01/2016</b>		<b>As of 07/01/2017</b>			
Land:		98,200		122,100					
Improvements:		44,700		44,700					
Total:		142,900		166,800		158,833		166,800	
Preferential Land:		0						0	
<b>Seller:</b> KINGREY, JOSEPH H II		<b>Date:</b> 04/02/1993		<b>Price:</b> 50					
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> SM /00609/ 00630		<b>Deed2:</b>					
<b>Seller:</b> GLASGOW, NANCY ELAINE		<b>Date:</b> 04/02/1998		<b>Price:</b> \$95,000					
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> SM /00609/ 00619		<b>Deed2:</b>					
<b>Seller:</b> JOHNSON, GEORG J & JANICE C		<b>Date:</b> 06/17/1993		<b>Price:</b> \$82,000					
<b>Type:</b> ARMS LENGTH IMPROV D		<b>Deed1:</b> MYM /00429/ 00510		<b>Deed2:</b>					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2016</b>		<b>07/01/2017</b>			
<b>County:</b>		000		0.00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0.00/0.00		0.00/0.00			
<b>Tax Exempt:</b>		<b>Special Tax Capture:</b>							
<b>Exempt Class:</b>		NONE							
<b>Homestead Application Status:</b> Approved		04/21/2009							
<b>Homeowners' Tax Credit Application Status:</b> No Application		Date:							

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.



07/06/2017



**Callahan's Lawn Care**

P.O. Box 241  
Queenstown, MD 21658

**Invoice**

DATE	INVOICE #
7/31/2017	5864

<b>BILL TO</b>
Queen Annes County Att. Jim Barton 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	1133 little creek cut overgrown lawn	7/19/2017	120.00
Thank you for your business.		<b>Total</b>	\$120.00