

RESOLUTION 17-79

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: 1910 Anchorage Dr.
Chester, MD 21619

TAX MAP: 57 GRID: 00 PARCEL: 517 LOT: 5PT4 TAX ID#: 1804074874

OWNER: Thomas W. & Juanita M. German

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th day of December, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephanie Wilson
Jack [unclear]
Robert [unclear]
Wendy [unclear]



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

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: November 27, 2017

RE: Map 57 Grid 00 Parcel 517 1910 Anchorage Dr. Chester, MD 21619

On September 16, 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 1910 Anchorage Dr. in the amount of \$220.00



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

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

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

November 6, 2017

Thomas W. German
598A Bahia Cir.
Ocala, FL 34472-2268

RE: Tax Map 57 Parcel 517 (1910 Anchorage Dr. Chester, MD 21619)

Dear Mr. German:

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. If payment has not been made in the fifteen (15) day period the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

110 Vindt St., Suite 104
Centreville, MD 21617

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

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

November 6, 2017

Thomas W. German
1910 Anchorage Dr.
Chester, MD 21619

RE: Tax Map 57 Parcel 517

Dear Mr. German:

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. If payment has not been made in the fifteen (15) day period the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



**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

August 31, 2017

Thomas W. German
Juanita M. German
1910 Anchorage Dr.
Chester, MD 21619

RE: Tax Map 57, Parcel 517 (1910 Anchorage Dr. Chester, MD 21619) 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

SEND CONTRACTOR

9/12/17

NUISANCE HIGH GRASS off Cox Neck

Real Property Data Search (w1)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 074874								
Owner Name:		GERMAN THOMAS W & JUANITA M				Use:		RESIDENTIAL		
Mailing Address:		1910 ANCHORAGE DR CHESTER MD 21619-2130				Principal Residence:		YES		
Deed Reference:		/00215/ 00671								
Premises Address:		1910 ANCHORAGE DR CHESTER 21618-0000				Legal Description:		S & 1/2 OF 4 BLK M HARBOR VIEW		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0057	0000	0517		4043		M	5PT4	2018	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:		1			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1975		1,152 SF				18,000 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	NO	STANDARD UNIT	SIDING	1 1/2						
Base Value			Value			Phase-In Assessments				
			As of			As of		As of		
Land:			117,400			01/01/2015		07/01/2017		07/01/2018
Improvements:			73,100			73,100				
Total:			190,500			190,500		190,500		
Preferential Land:			0							
Tracts of information:										
Seller: WALLS, CALVIN R AND MARY ANN				Date: 06/29/1984		Price: \$58,000				
Type: ARMS LENGTH IMPROVED				Deed1: MWM /00215/ 00671		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption application:										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
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						
Homeowner Application information:										
Homestead Application Status: Approved 12/03/2013										
Homeowners' Tax Credit Application information:										
Homeowners' Tax Credit Application Status: 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.



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

110 Vincl Street, Suite 104
Centreville, MD 21617

Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 9/11/17 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 1910 Anchorage Dr.

TAX ACCOUNT NUMBER: 1804 074874

MAP: 57 BLOCK: _____ PARCEL: 517

PROPERTY OWNER: Thomas W. Herman

COMPLAINANT'S NAME: * Eric Restasell Aes. Harbor View

COMPLAINANT'S ADDRESS: * 1911 Churchill Ln.

COMPLAINANT'S TELEPHONE NUMBER: * 410-991-4143.

NATURE OF VIOLATION: tall grass - pool in back yard
has not been cleaned for a couple years

FOLLOW UP: _____

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL



**Queen
Anne's
County**

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

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

August 31, 2017

Thomas W. German
Juanita M. German
1910 Anchorage Dr.
Chester, MD 21619

RE: Tax Map 57, Parcel 517 (1910 Anchorage Dr. Chester, MD 21619) **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

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
10/7/2017	6033

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	Anchorage drive cut overgrown lawn	9/13/2017	120.00
Thank you for your business.		Total	\$120.00