

**RESOLUTION** 17-82

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: 104 Raven Ln.  
Centreville, MD 21617

TAX MAP: 37 GRID: 9 PARCEL: 6 LOT: 39 TAX ID#: 1806013279

OWNER: John M. Galagaza and Donna Galagaza

AMOUNT OF ASSESSMENT: \$240.00  
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 December, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephen E. Baker  
Gregory W. ...  
Robert C. ...  
William ...



**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 Buckey, District 3  
Mark A. Anderson, District 4

To: County Commissioners

**ACTION ITEM**

From: James H. Barton, III  
Zoning Administrator

Date: November 27, 2017

RE: Map 37, Grid 9, Parcel 6 (104 Raven Lane Centreville, MD 21617)

On September 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 104 Raven Lane Centreville, MD 21617 in the amount of \$340.00.



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November 6, 2017

John and Donna Galagaza  
104 Raven Lane  
Centreville, MD 21617

RE: Tax Map 37, Parcel 6 (104 Raven Lane, Centreville, MD 21617) 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. If it is after the fifteen (15) days from the date of the letter, please mail your check to Queen Anne's County Finance Office, 107 North Liberty St. Centreville, MD 21617.

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**

|             |                  |
|-------------|------------------|
| <b>DATE</b> | <b>INVOICE #</b> |
| 10/7/2017   | 6036             |

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

amount enclosed

**TERMS**

| <b>ITEM</b>                  | <b>DESCRIPTION</b>                   | <b>SERVICED</b> | <b>AMOUNT</b>   |
|------------------------------|--------------------------------------|-----------------|-----------------|
| cut                          | 104 Raven lane<br>cut overgrown lawn | 9/19/2017       | 240.00          |
| Thank you for your business. |                                      | <b>Total</b>    | <b>\$240.00</b> |



**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**

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Centreville, MD 21617

Telephone Planning: (410) 758-1255  
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September 7, 2017

John and Donna Galagaza  
104 Raven Lane  
Centreville, MD 21617

RE: Tax Map 37, Parcel 6 (104 Raven Lane, 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 Sept. 14, 2017  
Not Cut. Ordered cut.