

RESOLUTION 17-86

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: 313 Broad St.
Crumpton, MD 21628

TAX MAP: 5C GRID: 12 PARCEL: 90 LOT: TAX ID#: 1807000529

OWNER: James F. Comegys and Sandra D. Comegys

AMOUNT OF ASSESSMENT: \$846.90
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

[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 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 5C, Grid 12, Parcel 90 (313 Broad St. Crumpton, MD 21628)

On October 30, 2017, an independent contractor hired by the Zoning Office cut the grass and clean up trash 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 and 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 and trash clean up.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 313 Broad St. Crumpton, MD 21628 in the amount of \$946.90.



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County Commissioners:

James J. Moran, At Large
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Robert Charles Buckley, District 3
Mark A. Anderson, District 4

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November 6, 2017

James F. Comegys
P.O. Box 372
Crumpton, MD 21628-0372

RE: Tax Map 5C, Parcel 90 (313 Broad St. Crumpton, MD 21628)

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 \$846.90 bill, plus an administrative fee of \$100.00 for a total of \$946.90. 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: B&K Plant Farm & Landscaping, LLC

B & K Plant Farm & Landscaping, LLC

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

Invoice

Date	Invoice #
11/1/2017	4087

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

Description	Amount
10/30 Cleaned up trash & debris in yard @ 313 Broad St, Crumpton. Hauled to Mid Shore Landfill, Ridgely. Cut & trimmed tall grass 1.65 tons debris Labor, equipment & hauling	108.90 738.00
Thank you for your business. Payment due 10 days from billing date.	Total \$846.90



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October 13, 2017

James F. Comegys
P.O. Box 372
Crumpton, MD 21628-0372

RE: Tax Map 5C, Parcel 90 (313 Crumpton, MD 21628) 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

Oct. 20 2017
called Bill Price to mow