

RESOLUTION 18-35

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: 102 Monoponson Drive
Stevensville, MD 21666

TAX MAP: 0080 GRID: 0012 PARCEL: 0003 LOT: 46 TAX ID#: 1804053133

OWNER: Nils Ingvar Andersson

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 14th
day of August, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[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: Vivian Swinson
Zoning Administrator

Date: June 3, 2018

RE: Map 0080 Grid 0012 Parcel 0003 102 Monoponson Drive Stevensville MD 21666

On June 27, 2018, 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 102 Monoponson Drive in the amount of \$220.00

DEPARTMENT OF PLANNING & ZONING



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July 10, 2018

Nils Andersson
Aspinge 5070
242 95 Hornby
Sweden

RE: Tax Map 80 Parcel 03 (102 Monoponson Dr. Stevensville, MD 21666)

Dear Mr. Andersson:

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



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Centreville, MD 21617

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County Commissioners:

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

June 15, 2018

Nils Andersson
Aspinge 5070
242 95 Horby
Sweedden

RE: Tax Map 80 Parcel 03 (102 Monoponson Dr. Stevensville, MD 21666)

Dear Mr. Andersson:

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.*

Therefore, you have seven (7) days from the date of this letter to address the violation by cutting the grass. If you do not take steps to address this violation within seven (7) days from the date of this letter, Queen Anne's County will hire an independent contractor to cut the grass and bill you for the cost. Failure to pay the bill 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,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR
6/26/18

Real Property Data Search (w4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Account Identifier:		District - 04 Account Number - 053133							
<i>Owner Information</i>									
Owner Name:		ANDERSSON NILS INGVAR ANDERSSON THERESE KIM		Use:	RESIDENTIAL				
Mailing Address:		ASPINGE 5070 242 95 HORBY SWEDEN		Principal Residence:	YES				
				Deed Reference:	/01508/ 00578				
<i>Location & Structure Information</i>									
Premises Address:		102 MONOPONSAN DR STEVENSVILLE 21666-0000		Legal Description:	LOT 46-SECT A KENT POINT FARM				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0080	0012	0003		4001	A		46	2018	Plat Ref:
Special Tax Areas:				Town:	NONE				
				Ad Valorem:					
				Tax Class:	9				
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area	County Use			
1987	1,344 SF				15,000 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	2 full	1 Attached				
<i>Value Information</i>									
		Base Value	Value	Phase-in Assessments					
			As of	As of	As of				
			01/01/2018	07/01/2017	07/01/2018				
Land:		87,000	92,000						
Improvements		100,600	112,300						
Total:		187,600	204,300	187,600	193,167				
Preferential Land:		0			0				
<i>Transfer Information</i>									
Seller: BAILEY, MICHAEL G AND GLENDA R		Date: 01/25/2006		Price: \$275,000					
Type: ARMS LENGTH IMPROVED		Deed1: SM /01508/ 00578		Deed2:					
Seller: BAILEY, MICHAEL G & GLENDA R		Date: 04/07/1993		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: MWM /00422/ 00762		Deed2:					
Seller: BURDEAUX, DAVID K		Date: 04/06/1988		Price: \$87,000					
Type: ARMS LENGTH IMPROVED		Deed1: MWM /00302/ 00115		Deed2:					
<i>Exemption Information</i>									
Partial Exempt Assessments:	Class			07/01/2017	07/01/2018				
County:	000			0.00					
State:	000			0.00					
Municipal:	000			0.00 0.00	0.00 0.00				
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
<i>Homestead Application Information</i>									
Homestead Application Status: No Application									
<i>Homeowners' Tax Credit Application Information</i>									
Homeowners' Tax Credit Application Status: No Application				Date:					

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
7/2/2018	6310

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	102 monoposan cut overgrown lawn	6/27/2018	120.00
Thank you for your business.		Total	\$120.00