

RESOLUTION 18-56

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: 610 Elm St.
Stevensville, MD 21666

TAX MAP: 0070 GRID: 0000 PARCEL: 0093 LOT: 2pt4 TAX ID#: 1804030001

OWNER: James & Joeleen McShane

AMOUNT OF ASSESSMENT: \$150.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 11th
day of September, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephany E. Eiler
Wesley
Gregory D. D.
Robert C. Birch
Wendell O. O.



**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: August 31, 2018

RE: Map 0070 Grid 0000 Parcel 0093 610 Elm St., Stevensville, MD 21666

On July 13, 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 610 Elm St. in the amount of \$250.00

DEPARTMENT OF PLANNING & ZONING



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August 14, 2018

James McShane
610 Elm St.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 93 Lot 2pt4

Dear Mr. McShane:

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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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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June 26, 2018

James McShane
610 Elm St.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 93

Dear Mr. McShane:

During routine inspections in your area I noticed your grass has not been cut in the side and rear yard. 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

SENA CONTRACTOR

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 - 030001 | | | | | | |
| Owner Information | | | | | | |
| Owner Name: | MCSHANE JAMES MCSHANE JOELEEN | Use: Principal Residence: RESIDENTIAL YES | | | | |
| Mailing Address: | 105 FREDERICK DR CENTREVILLE MD 21617- | Deed Reference: /01775/ 00012 | | | | |
| Location & Structure Information | | | | | | |
| Premises Address: | 610 ELM ST STEVENSVILLE 21666-0000 | Legal Description: LOT 2-PT OF 4 BLOCK S-SECTION 3 KENT ISLAND ESTATE | | | | |
| Map: | Grid: | Parcel: | | | | |
| 0070 | 0000 | 0093 | | | | |
| Sub District: | Subdivision: | Section: | | | | |
| | 4009 | 3 | | | | |
| Block: | Lot: | Assessment Year: | | | | |
| S | 2PT4 | 2018 | | | | |
| Plat No: | 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 | | |
| 1977 | 1,108 SF | 800 SF | 16,200 SF | | | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
| Split Foyer | YES | SPLIT FOYER | SIDING | 2 full/ 1 half | | |
| Value Information | | | | | | |
| | Base Value | Value | Phase-in Assessments | | | |
| | | As of | As of | As of | | |
| | | 01/01/2018 | 07/01/2017 | 07/01/2018 | | |
| Land: | 121,100 | 131,100 | | | | |
| Improvements | 139,000 | 130,000 | | | | |
| Total: | 260,100 | 261,100 | 260,100 | 260,433 | | |
| Preferential Land: | 0 | | | 0 | | |
| Transfer Information | | | | | | |
| Seller: VANSWARINGEN, WILLIAM T & | Date: 04/02/2008 | Price: \$291,000 | | | | |
| Type: ARMS LENGTH IMPROVED | Deed1: SM /01775/ 00012 | Deed2: | | | | |
| Seller: WARD, DONNA M | Date: 06/22/2001 | Price: \$159,900 | | | | |
| Type: ARMS LENGTH IMPROVED | Deed1: SM /00814/ 00202 | Deed2: | | | | |
| Seller: WARD, CHRISTOPHER W & DONNA M | Date: 05/08/2000 | Price: \$0 | | | | |
| Type: NON-ARMS LENGTH OTHER | Deed1: SM /00732/ 00484 | Deed2: | | | | |
| Exemption Information | | | | | | |
| 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 | | | | | |
| Homestead Application Information | | | | | | |
| Homestead Application Status: No Application | | | | | | |
| Homeowners' Tax Credit Application Information | | | | | | |
| Homeowners' Tax Credit Application Status: No Application | | | | | | |
| Date: | | | | | | |

Callahan's Lawn Care

**P.O. Box 241
Queenstown, MD 21658**

Invoice

| | |
|-------------|------------------|
| DATE | INVOICE # |
| 8/8/2018 | 6440 |

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

| |
|-----------------|
| amount enclosed |
| |

| |
|--------------|
| TERMS |
| |

| ITEM | DESCRIPTION | SERVICED | AMOUNT |
|------------------------------|--------------------------------------|-----------------|-----------------|
| cut | 610 Elm street cut overgrown lawn | 7/13/2018 | 150.00 |
| Thank you for your business. | | Total | \$150.00 |