

RESOLUTION 18-26

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: 203 Governors Way
Queenstown, MD 21658

TAX MAP: 59 GRID: 20 PARCEL: 140 LOT: 2 TAX ID#: 1805021278

OWNER: Secretary of Veterans Affairs

AMOUNT OF ASSESSMENT: \$260.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th
day of July, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephen White
W. J. [Signature]
[Signature]
Greg [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 J. Swinson
Zoning Administrator

Date: June 21, 2018

RE: Map 59, Grid 20, Parcel 140 (203 Governors Way Queenstown, MD 21658)

On June 2, 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 203 Governors Way Queenstown, MD 21658 in the amount of \$360.00.



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

June 6, 2018

Secretary of Veterans Affairs
3401 West End Ave.
Suite 760W
Nashville, TN 37203

RE: Tax Map 59, Parcel 140 (203 Governors Way Queenstown, MD 21658) 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 \$260.00 bill, plus an administrative fee of \$100.00 for a total of \$360.00. 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

DATE	INVOICE #
6/3/2018	6236

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	203 Governors Way. cut overgrown lawn	6/2/2018	260.00
Thank you for your business.		Total	\$260.00



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Centreville, MD 21617

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County Commissioners:

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

May 17, 2018

Secretary of Veterans Affairs
3401 West End Ave.
Suite 760W
Nashville, TN 37203

RE: Tax Map 59, Parcel 140 (203 Governors Way Queenstown, MD 21658) 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 may 25 2018
- Ed Allen 301-
- Entire yard not cut, text Brian to mow.

Real Property Data Search (w3)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 05 Account Number - 021278								
Owner Information										
Owner Name:	SECRETARY OF VETERANS AFFAIRS				Use:	RESIDENTIAL				
Mailing Address:	3401 WEST END AVE STE 760W NASHVILLE TN 37203-				Principal Residence:	NO				
					Deed Reference:	/02840/ 00165				
Location & Structure Information										
Premises Address:		203 GOVERNORS WAY QUEENSTOWN 21658-0000				Legal Description:	LOT 2, PLAT 1 GOVERNOR GRASON MANOR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0059	0020	0140		0000			2	2016	Plat Ref:	
Special Tax Areas:					Town:	NONE				
					Ad Valorem:					
					Tax Class:	2				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1991		3,948 SF				2.1300 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2 1/2	NO	STANDARD UNIT	SIDING	3 full	1 Attached					
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of	As of				
				01/01/2016	07/01/2017	07/01/2018				
Land:			155,100	155,100						
Improvements			249,100	277,400						
Total:			404,200	432,500	423,067	432,500				
Preferential Land:			0		0					
Transfer Information										
Seller: FREEDOM MORTGAGE CORPORATION				Date: 01/23/2018		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /02840/ 00165		Deed2:				
Seller: MOORE CRAIG STEPHEN				Date: 01/23/2018		Price: \$305,102				
Type: NON-ARMS LENGTH OTHER				Deed1: /02840/ 00160		Deed2:				
Seller: HARDY ROBERT R JR & DEBORAH A				Date: 05/31/2011		Price: \$408,200				
Type: ARMS LENGTH IMPROVED				Deed1: /02027/ 00514		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:					