

RESOLUTION 18-12

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: 712 Kimberly Way  
Stevensville, MD 21666

TAX MAP: 0049 GRID: 0000 PARCEL: 0053 LOT: 7 TAX ID#: 1804015568

OWNER: Anne Albero C/O Cheryl Nicely

AMOUNT OF ASSESSMENT: \$150.00  
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 June, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY  
Stephen E. White  
[Signature]  
[Signature]  
[Signature]  
[Signature]



**Queen  
Anne's  
County**

**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

**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

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson  
Zoning Administrator

Date: June 3, 2018

RE: Map 0049 Grid 0000 Parcel 0053 712 Kimberly Way Stevensville MD 21666

On May 9, 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 712 Kimberly Way in the amount of \$250.00



*Queen  
Anne's  
County*

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May 14, 2018

Anne Albero  
C/O Cheryl Nicely  
111 Cheslou Rd.  
Chester, MD 21619-2627

RE: Tax Map 49 Parcel 53 (712 Kimberly Way Stevensville, MD 21666)

Dear Ms. Nicely:

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.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00am if you need to contact me.

Sincerely,

Harold L. Veasel  
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

**Callahan's Lawn Care**

P.O. Box 241  
Queenstown, MD 21658

**Invoice**

DATE	INVOICE #
5/11/2018	6221

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

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	712 Kimberly way cut overgrown lawn	5/8/2018	150.00
		<b>Total</b>	<b>\$150.00</b>



Queen  
Anne's  
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*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

April 30, 2018

Anne Albero  
Cheryl Nicely  
C/O Cheryl Nicely  
111 Cheslou Rd.  
Chester, MD 21619-2627

RE: Tax Map 49 Parcel 53 (712 Kimberly Way Stevensville, MD 21666)

Dear Ms. Nicely:

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.*

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

SEND CONTRACTOR

Real Property Data Search ( w4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
<b>Account Identifier:</b>		<b>District - 04 Account Number - 015568</b>								
Owner Information										
<b>Owner Name:</b>		ALBERO ANNE NICELY CHERYL L				<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		C/O CHERYL NICELY 111 CHESLOU RD CHESTER MD 21619-2627				<b>Principal Residence:</b>		YES		
						<b>Deed Reference:</b>		/01593/ 00079		
Location & Structure Information										
<b>Premises Address:</b>		712 KIMBERLY WAY STEVENSVILLE 21666-0000				<b>Legal Description:</b>		LOT 7-BLK Y CLOVERFIELDS-PLAT 1		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	<b>1</b>
0049	0000	0053		4035		Y	7	2018	Plat Ref:	
<b>Special Tax Areas:</b>					<b>Town:</b>		NONE			
					<b>Ad Valorem:</b>					
					<b>Tax Class:</b>		1			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>		
1979		2,408 SF				14,700 SF				
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>				
2	NO	SPLIT LEVEL	SIDING	3 full	1 Detached					
Value Information										
			<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>					
				As of	As of		As of			
				01/01/2018	07/01/2017		07/01/2018			
<b>Land:</b>			144,400	180,900						
<b>Improvements</b>			214,800	191,900						
<b>Total:</b>			359,200	372,800	359,200		363,733			
<b>Preferential Land:</b>			0				0			
Transfer Information										
<b>Seller:</b> ALBERO, ANNE				<b>Date:</b> 09/06/2006				<b>Price:</b> \$0		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> SM /01593/ 00079				<b>Deed2:</b>		
<b>Seller:</b> ARNOLD, MARK E &				<b>Date:</b> 07/31/2006				<b>Price:</b> \$429,900		
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> SM /01580/ 00344				<b>Deed2:</b>		
<b>Seller:</b> WEICHERT RELOCATION RESOURCES INC				<b>Date:</b> 07/31/2006				<b>Price:</b> \$425,000		
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> SM /01360/ 00390				<b>Deed2:</b>		
Exemption Information										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2017</b>			<b>07/01/2018</b>			
<b>County:</b>		000		0.00			0.00			
<b>State:</b>		000		0.00			0.00			
<b>Municipal:</b>		000		0.00 0.00			0.00 0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>						
<b>Exempt Class:</b>				NONE						
Homestead Application Information										
<b>Homestead Application Status:</b> Approved 01/13/2009										
Homeowners' Tax Credit Application Information										
<b>Homeowners' Tax Credit Application Status:</b> No Application						<b>Date:</b>				