

RESOLUTION 19-11

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: 918 Petinot Place
Stevensville, MD

TAX MAP: 0049 GRID: 0000 PARCEL: 0038 LOT: 48 TAX ID#: 1804002679

OWNER: Jason M. Weatherspoon

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 June, 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
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: May 31, 2019

RE: Map 0049 Grid 0000 Parcel 0038 916 Petinot Place Stevensville, MD 21666

On April 30, 2019, 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 916 Petinot Place in the amount of \$250.00

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May 7, 2019

Jason M. Weatherspoon
918 Petinot Pl.
Stevensville, MD 21666

RE: Tax Map 49 Parcel 38 Lot 48

Dear Mr. Weatherspoon:

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

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
5/5/2019	6736

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	918 Petinot place cut overgrown lawn	4/30/2019	150.00
Thank you for your business.		Total	\$150.00

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April 16, 2019

Jason M. Weatherspoon
918 Petinot Pl.
Stevensville, MD 21666

RE: Tax Map 49 Parcel 38 Lot 48

Dear Mr. Weatherspoon:

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 on the entire lot 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
4/29/19

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 04 Account Number - 002679								
Owner Information										
Owner Name:		WEATHERSPOON JASON M				Use:		RESIDENTIAL		
Mailing Address:		918 PETINOT PL STEVENSVILLE MD 21666-0000				Principal Residence:		YES		
						Deed Reference:		/02458/ 00347		
Location & Structure Information										
Premises Address:		918 PETINOT PL STEVENSVILLE 21666-0000				Legal Description:		LOT 48-BLK F-PLAT 4 CLOVERFIELDS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4
0049	0000	0038		4035		F	48	2018	Plat Ref:	
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:		1		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1987		1,668 SF				15,640 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	FRAME	2 full	1 Attached					
Value Information										
		Base Value		Value		Phase-In Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2018		07/01/2019		
Land:		144,500		181,000						
Improvements		117,500		125,900						
Total:		262,000		306,900		276,967		291,933		
Preferential Land:		0						0		
Transfer Information										
Seller: HARDESTY CARROLL W JR TRUSTEE				Date: 09/17/2015			Price: \$325,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /02458/ 00347			Deed2:			
Seller: HARDESTY CARROLL W SR &				Date: 08/25/2015			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /02450/ 00016			Deed2:			
Seller: HARDESTY, CARROLL W, SR &				Date: 12/30/1997			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00596/ 00485			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
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 & Exemption Status										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Status										
Homeowners' Tax Credit Application Status: No Application						Date:				