

RESOLUTION 19-15

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 Dr.
Stevensville, MD

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

OWNER: Nils Ingvar Andersson

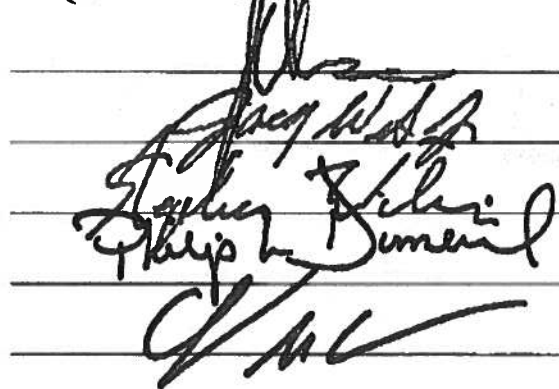
AMOUNT OF ASSESSMENT: \$120.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 11th
day of June, 2019.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

The block contains five horizontal lines representing the signatures of the County Commissioners. The signatures are handwritten in black ink. The top signature is the most prominent and appears to be 'Greg White'. Below it are several other signatures, including one that looks like 'Stephen DeLeon' and another that is partially legible as 'Philip...'. The bottom signature is a large, stylized signature.

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



**Queen
Anne's
County**

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 0080 Grid 0012 Parcel 0003 102 Monoponson Dr. Stevensville, MD 21666

On May 2, 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 102 Monoponson Dr. in the amount of \$220.00

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617



**Queen
Anne's
County**

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

May 7, 2019

Nils Ingvar Andersson
Aspinge 570
242 95 Horby
Sweden

RE: Tax Map 80 Parcel 03 Lot 46 (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

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

| | |
|-------------|------------------|
| DATE | INVOICE # |
| 5/5/2019 | 6741 |

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

amount enclosed

| |
|--|
| |
|--|

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

| ITEM | DESCRIPTION | SERVICED | AMOUNT |
|------------------------------|-------------------------------------|-----------------|-----------------|
| cut | 102 monopason cut overgrown lawn | 5/2/2019 | 120.00 |
| Thank you for your business. | | Total | \$120.00 |



**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

April 18, 2019

Nils Ingvar Andersson
Aspinge 5070
242 95 Horby
Sweden

RE: Tax Map 80 Parcel 03 Lot 46 (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.*

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 - 053133

Owner Information

Owner Name: ANDERSSON NILS INGVAR ANDERSSON THERESE KIM Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: ASPINGE 5070 Deed Reference: /01508/ 00578
242 95 HORBY
SWEDEN

Location & Structure Information

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: 9
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 | |

Value Information

| | Base Value | Value As of 01/01/2018 | Phase-In Assessments As of 07/01/2018 | As of 07/01/2019 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land: | 87,000 | 92,000 | | |
| Improvements | 100,600 | 112,300 | | |
| Total: | 187,600 | 204,300 | 193,167 | 198,733 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|--|--|----------------------------|
| Seller: BAILEY, MICHAEL G AND GLENDA R Type: ARMS LENGTH IMPROVED | Date: 01/25/2006 Deed1: SM /01508/ 00578 | Price: \$275,000 Deed2: |
| Seller: BAILEY, MICHAEL G & GLENDA R Type: NON-ARMS LENGTH OTHER | Date: 04/07/1993 Deed1: MWM /00422/ 00762 | Price: \$0 Deed2: |
| Seller: BURDEAUX, DAVID K Type: ARMS LENGTH IMPROVED | Date: 04/06/1988 Deed1: MWM /00302/ 00115 | Price: \$87,000 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 Application Status: No Application