

RESOLUTION

19-49

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: 100 Annapolis View Rd.  
Stevensville, MD 21666

TAX MAP: 0063 GRID: 0002 PARCEL: 0102 LOT: 3 TAX ID#: 1804043766

OWNER: Tas S. G. Coroneos

AMOUNT OF ASSESSMENT: \$170.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10<sup>th</sup> day of December, 2019.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[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  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson *VJS*  
Zoning Administrator

Date: December 4, 2019

RE: Map 0063 Grid 0002 Parcel 0102 Lot 3 100 Annapolis View Rd., Stevensville, MD 21666

On October 18 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 100 Annapolis View Rd. in the amount of \$270.00

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November 13, 2019

Tas S. G. Coroneos  
9203 Queensbury Rd.  
Hyattsville, MD 20781-1435

RE: Tax Map 63 Parcel 102 Lot 3 (100 Annapolis view Rd. Stevensville, MD 21666)

Dear Mr. Coroneos:

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 twenty (20) days from the date of this letter to pay the \$170.00 bill plus an administrative fee of \$100.00 for a total of \$270.00. 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 twenty (20) 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 #
11/7/2019	7176

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	100 Annapolis view cut overgrown lawn	10/18/2019	170.00
Thank you for your business.		<b>Total</b>	<b>\$170.00</b>



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October 8, 2019

Tas S. G. Coroneos Trustee  
9203 Queensbury Rd.  
Hyattsville, MD 20781-1435

RE: Tax Map 63 Parcel 102 Lot 3 (100 Annapolis View Rd. Stevensville, MD 21666)

Dear Trustee:

During an investigation of a nuisance complaint on your property 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.*

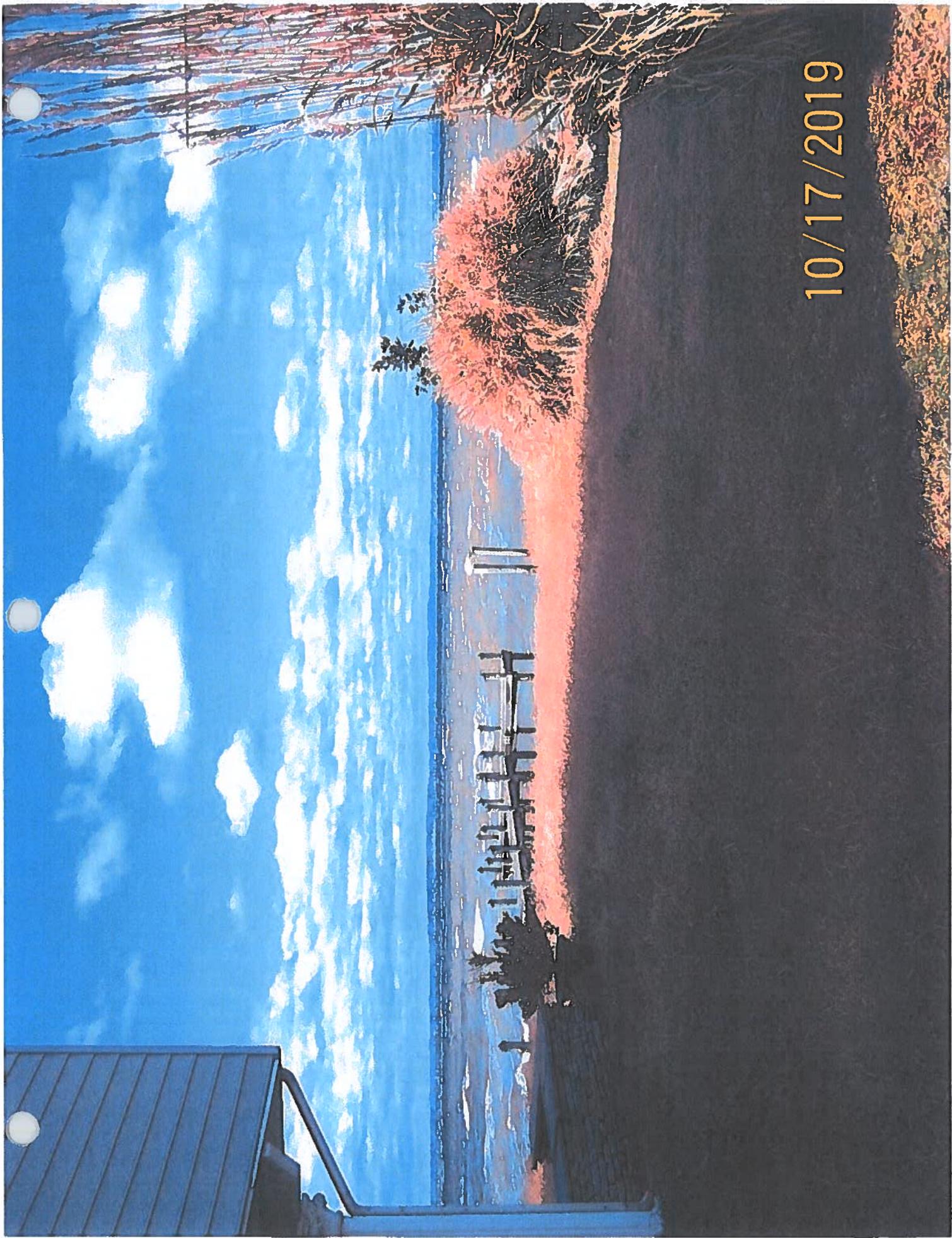
You have 7 days from the date of this letter to address the violation. If the grass on the entire lot is not cut, you may be issued a citation or Queen Anne's County may hire an independent contractor to cut the grass. Failure to pay the cost of the grass cutting within 20 days will result in a lien 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.

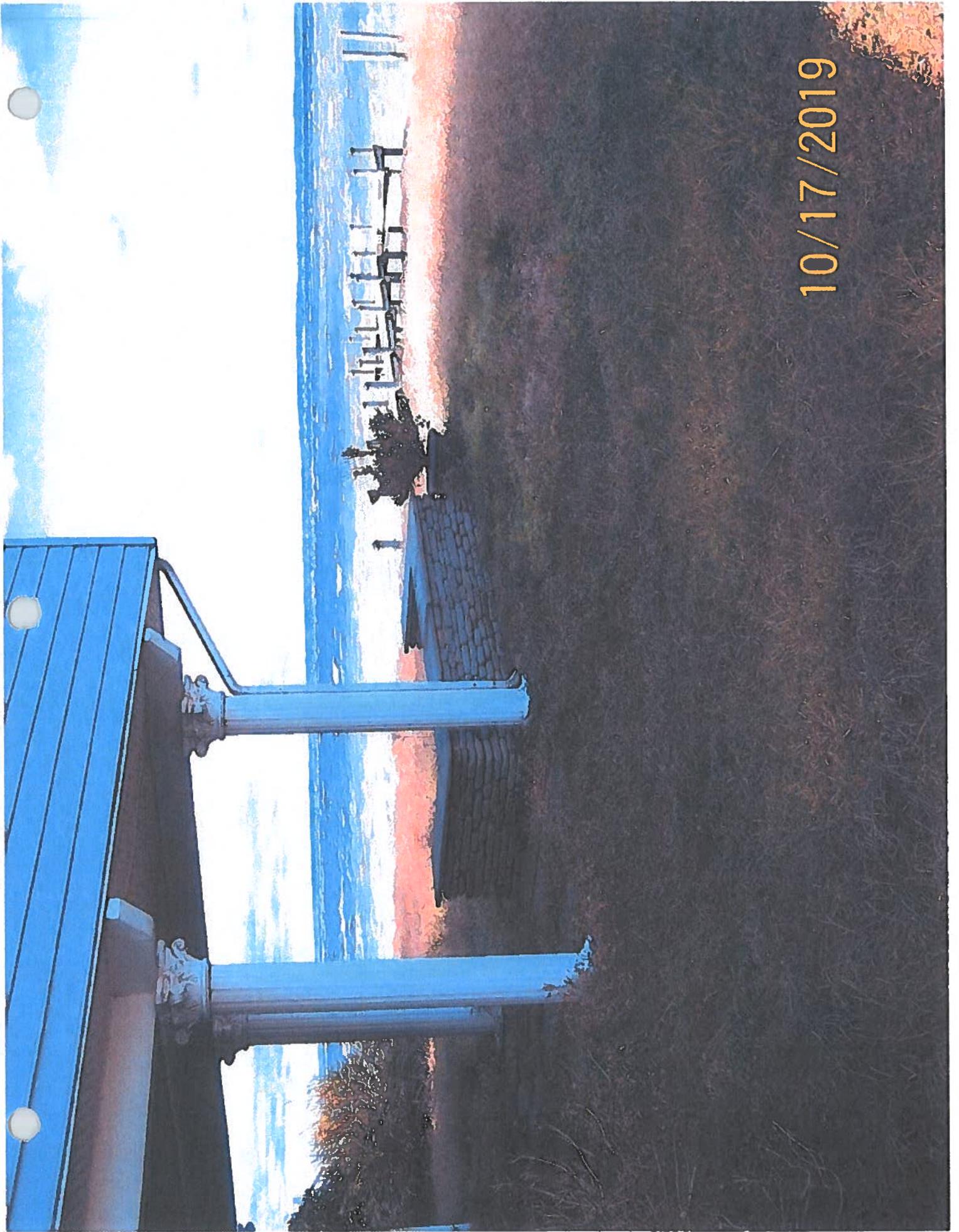
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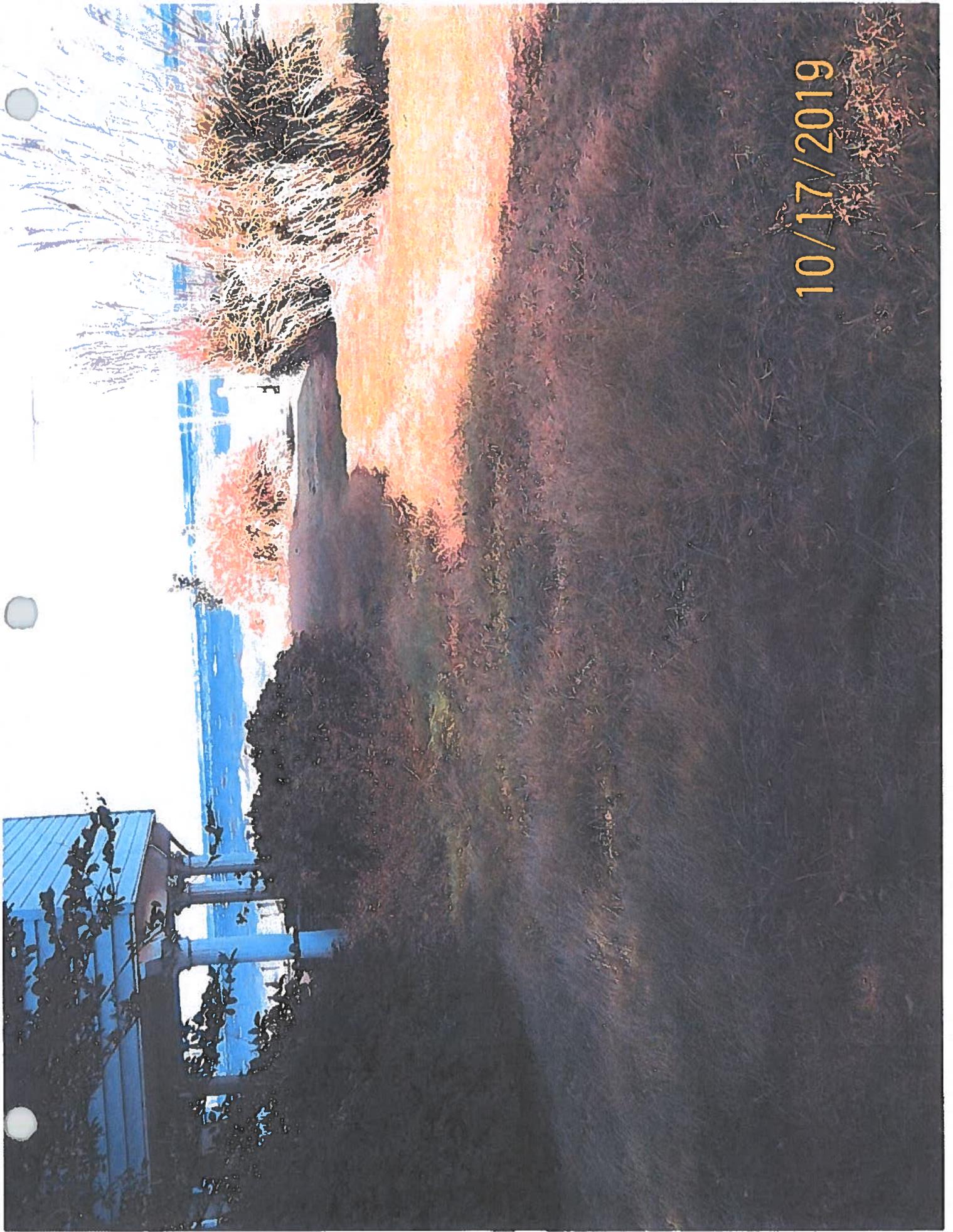
SEND CONTRACTOR  
10/17/19



10/17/2019



10/17/2019



10/17/2019



10/17/2019



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Search Result for QUEEN ANNE'S COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**Tax Exempt: None**  
**Exempt Class: None**

**Special Tax Recapture: None**

**Account Identifier:** District - 04 Account Number - 043766

Owner Information

**Owner Name:** CORONEOS TAS S G TRUSTEE **Use:** RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 9203 QUEENSBURY RD **Deed Reference:** /02466/ 00010  
 HYATTSVILLE MD 20781-1435

Location & Structure Information

**Premises Address:** 100 ANNAPOLIS VIEW RD **Legal Description:** LOT 3  
 STEVENSVILLE 21666-0000 **MATAPEAKE ESTS**  
 Waterfront

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0063	0002	0102	4020003.18	4027			3	2018	Plat Ref:

**Special Tax Areas: None**

**Town:** None  
**Ad Valorem:** None  
**Tax Class:** 1

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1971	2,926 SF	836 SF	28,125 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
Split Foyer	YES	SPLIT FOYER	SIDING/	4	2 full/ 1 half	1 Attached	2001

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2019	07/01/2020
Land:	347,600	371,200		
Improvements	280,400	386,600		
Total:	628,000	757,800	714,533	757,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
DEVORE PAUL A &	10/05/2015	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02466/ 00010	Deed2:
DEVORE, PAUL A	06/11/2003	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: SM /01095/ 00749	Deed2:
CHAFIN, HOYT BAXLEY	10/16/1996	\$260,000
Type: NON-ARMS LENGTH OTHER	Deed1: SM /00548/ 00569	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

**Tax Exempt: None**  
**Exempt Class: None**

**Special Tax Recapture: None**

Homestead Application Information

**Homestead Application Status: No Application**

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status: No Application** **Date:**