

**RESOLUTION** 20-19

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: 117 Howard Rd.  
Stevensville, MD 21666

TAX MAP: 0076 GRID: 0000 PARCEL: 0042 LOT: 40 TAX ID#: 1804044479

OWNER: Adell Blankenship

AMOUNT OF ASSESSMENT: \$135.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 28<sup>th</sup>  
day of July, 2020.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

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**Queen  
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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

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

Telephone Planning: (410) 758-1255  
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Telephone Permits: (410) 758-4088  
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To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson *VJS*  
Zoning Administrator

Date: July 7, 2020

RE: Map 0076 Grid 0000 Parcel 0042 Lot #40 117 Howard Rd. Stevensville, MD 21666

On May 19, 2020, 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 117 Howard Rd. in the amount of \$235.00

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June 10, 2020

Adell Blankenship L/E  
Then to Carolyn B. Saffron  
117 Howard Rd,  
Stevensville, MD 21666

RE: Tax Map 76 Parcel 42 Lot 40

Dear Property Owner:

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 \$135.00 bill plus an administrative fee of \$100.00 for a total of \$235.00. 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 #
6/5/2020	7446

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

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	117 Howard cut overgrown lawn	5/19/2020	135.00
Thank you for your business.		<b>Total</b>	<b>\$135.00</b>



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May 5, 2020

Adell Blankenship L/E  
Then to Carolyn B. Saffron  
117 Howard Rd.  
Stevensville, MD 21666

RE: Tax Map 76, Parcel 42 (117 Howard Rd. Stevensville, MD) 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

- Ordered mowed by  
Harold. waiting on invoice.  
5/19/20

Real Property Data Search ( w1)

*uncut grass*

Search Result for QUEEN ANNE'S COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Special Tax Recapture: None**

**Account Identifier:** District - 04 Account Number - 044479

Owner Information

<b>Owner Name:</b>	BLANKENSHIP ADELL V L/E THEN TO SAFFRON CAROLYN B	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	117 HOWARD RD STEVENSVILLE MD 21666-3633	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/01351/ 00413

Location & Structure Information

<b>Premises Address:</b>	117 HOWARD RD STEVENSVILLE 21666-0000	<b>Legal Description:</b>	LOTS 40 - BLK G SECTION 2 K I E
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<b>Map:</b> 0076	<b>Grid:</b> 0000	<b>Parcel:</b> 0042	<b>Neighborhood:</b> 8010007.18	<b>Subdivision:</b> 4009	<b>Section:</b> 2	<b>Block:</b> G	<b>Lot:</b> 40	<b>Assessment Year:</b> 2018	<b>Plat No:</b>
									<b>Plat Ref:</b>

Town: None

<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>
1978	1,344 SF		19,500 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
1	NO	STANDARD UNIT	SIDING/	3	2 full		

Value Information

	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>	
		<b>As of</b>	<b>As of</b>	<b>As of</b>
		01/01/2018	07/01/2019	07/01/2020
<b>Land:</b>	121,400	131,400		
<b>Improvements</b>	112,300	111,100		
<b>Total:</b>	233,700	242,500	239,567	242,500
<b>Preferential Land:</b>	0			0

Transfer Information

<b>Seller:</b> BLANKENSHIP, ADELL V &	<b>Date:</b> 01/12/2005	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> SM /01351/ 00413	<b>Deed2:</b>
<b>Seller:</b> BLANKENSHIP, WM A, JR & ADELL	<b>Date:</b> 11/02/1987	<b>Price:</b> \$0
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> MWM /00292/ 00469	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

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

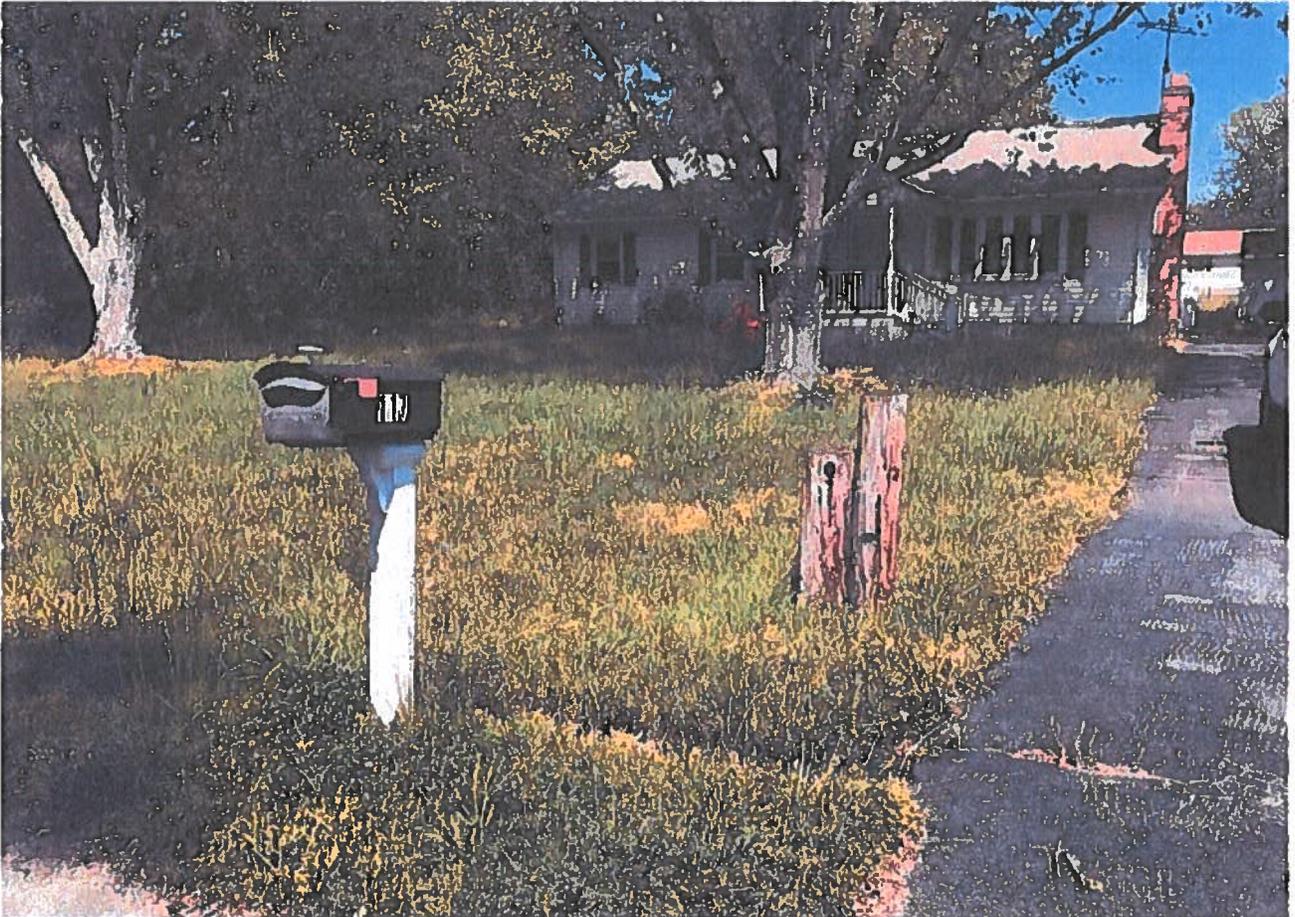
**Special Tax Recapture: None**

Homestead Application Information

**Homestead Application Status:** Approved 03/30/2010

Homeowners' Tax Credit Application Information

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





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May 15, 2020

Adell Blankenship  
C/O Carolyn Saffron  
146 Holly Circle  
Essex, MD 21221

**RE: Tax Map- 76, Parcel- 42, Lot 40, (117 Howard Road, Stevensville MD 21666) Uncut Grass**

Dear Mrs. Blankenship:

During routine zoning inspections in your neighborhood, 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,

Ken Southard  
Zoning and Nuisance Inspector

Sent 5-14-20



Queen Anne's County

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May 5, 2020

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Then to Carolyn B. Saffron  
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Stevensville, MD 21666

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Sincerely,

Joe Pippin  
Zoning and Nuisance Inspector

check May 12th

~~SENT 5/11/20~~

TEXTED CALLAHAN  
5/19/20



05/19/2020



05/19/2020



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June 10, 2020

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Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

**Callahan's Lawn Care**

**P.O. Box 241  
Queenstown, MD 21658**

**Invoice**

<b>DATE</b>	<b>INVOICE #</b>
6/5/2020	7446

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

amount enclosed

<b>TERMS</b>

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>SERVICED</b>	<b>AMOUNT</b>
cut	117 Howard cut overgrown lawn	5/19/2020	135.00
Thank you for your business.		<b>Total</b>	<b>\$135.00</b>