

RESOLUTION 16-18

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: 203 Governors Way
Queenstown, MD 21658

TAX MAP: 59 GRID: 20 PARCEL: 140 LOT: 2 TAX ID#: 1808021278

OWNER: Stephen and Barbara Moore

AMOUNT OF ASSESSMENT: \$300.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th
day of July, 2016

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[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: James H. Barton, III
Zoning Administrator

Date: June 29, 2016

RE: Map 59, Grid 20, Parcel 140 (203 Governors Way Queenstown, MD 21658)

On June 6, 2016, 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 203 Governors Way Queenstown, MD 21658 in the amount of \$400.00.



**Queen
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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

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Planning: (410) 758-1255

Fax Planning: (410) 758-2905

Telephone Permits: (410) 758-4088

Fax Permits: (410) 758-3972

June 13, 2016

Stephen Moore
1009 N. 2nd St.
Altoona, PA 16601-5613

RE: Tax Map 0059, Parcel 0140 (203 Governors Way Queenstown, MD 21658)

To Whom It May Concern:

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 \$300 bill, plus an administrative fee of \$100.00 for a total of \$400.00. 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,

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

6/28/16

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5313

BILL TO
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	203 Governors Way Cut, trim , and blow lawn and walks.	5/16/2016	300.00
Thank you for your business.		Total	\$300.00



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Centreville, MD 21617

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May 3, 2016

Stephen Moore
1009 N. 2nd St.
Altoona, PA 16601-5613

RE: Tax Map 0059, Parcel 0140 (203 Governors Way Queenstown, MD 21658) **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 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,

Joe Pippin
Zoning Inspector

Not cut! 5/13/16
ordered cut 5/13/16
text Brian Callahan.

Real Property Data Search (w3)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 05 Account Number - 021278								
Owner Information										
Owner Name:		MOORE STEPHEN MOORE BARBARA			Use:		RESIDENTIAL			
Mailing Address:		1009 N 2ND ST ALTOONA PA 16601-5613			Principal Residence:		YES			
					Deed Reference:		/02027/ 00514			
Location & Structure Information										
Premises Address:		203 GOVERNORS WAY QUEENSTOWN 21658-0000			Legal Description:		LOT 2, PLAT 1 GOVERNOR GRASON MANOR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0059	0020	0140		0000			2	2016		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:		2			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1991		3,948 SF				2.1300 AC				
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage	Last Major Renovation				
2 1/2	NO	STANDARD UNIT		3 full	1 Attached					
Value Information										
		Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015				
		155,100		155,100		As of 07/01/2016				
Land:		249,100		277,400						
Improvements		404,200		432,500		404,200		413,633		
Total:		0						0		
Preferential Land:										
Transfer Information										
Seller:		HARDY ROBERT R JR & DEBORAH A			Date:		05/31/2011			Price: \$408,200
Type:		ARMS LENGTH IMPROVED			Deed1:		/02027/ 00514			Deed2:
Seller:		MYERS, JAMES E & ELLEN S			Date:		07/09/1990			Price: \$65,000
Type:		ARMS LENGTH IMPROVED			Deed1:		MWM /00353/ 00039			Deed2:
Seller:		THOMPSON, PATRICK E, ETAL			Date:		09/22/1982			Price: \$30,000
Type:		ARMS LENGTH IMPROVED			Deed1:		MWM /00188/ 00791			Deed2:
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:		NONE				
Exempt Class:										
Homestead Application Information										
Homestead Application Status: Approved 07/12/2011										

- 1 This screen allows you to search the Real Property database and display property records
2. Click [here](#) for a glossary of terms.
- 3 Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.