

**RESOLUTION** 16-23

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: 26 Austin Way  
Centreville, MD 21617

TAX MAP: 46 GRID: 21 PARCEL: 16 LOT: 17 TAX ID#: 1806012639

OWNER: William C. Martin and Kierstin McClanahan

AMOUNT OF ASSESSMENT: \$225.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12<sup>th</sup>  
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 46, Grid 21, Parcel 16 (26 Austin Way Centreville, MD 21617)

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 26 Austin Way Centreville, MD 21617 in the amount of \$325.00.



**Queen  
Anne's  
County**

**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  
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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

June 13, 2016

William C. Martin & Kierstin McClanahan  
26 Austin Way  
Centreville, MD 21617

RE: Tax Map 0046, Parcel 0016 (26 Austin Way Centreville, MD 21617)

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 \$225.00 bill, plus an administrative fee of \$100.00 for a total of \$325.00. 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 Service

6/28/16

**Callahan's Lawn Care**

**P.O. Box 241**

**Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
6/6/2016	5322

<b>BILL TO</b>
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	26 Austin Way Cut, trim , and blow lawn and walks.	6/3/2016	225.00
Thank you for your business.		<b>Total</b>	<b>\$225.00</b>



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**DEPARTMENT OF PLANNING & ZONING**

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Centreville, MD 21617

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May 19, 2016

William C. Martin & Kierstin McClanahan  
26 Austin Way  
Centreville, MD 21617

RE: Tax Map 0046, Parcel 0016 (26 Austin Way Centreville, MD 21617) **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!  
I Text Brian 5/31/16 JP.

Real Property Data Search ( w3)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>			<a href="#">View GroundRent Registration</a>				
<b>Account Identifier:</b>		<b>District - 06 Account Number - 012639</b>							
Owner Information									
<b>Owner Name:</b>		MARTIN WILLIAM C MCCLANAHAN KIERSTIN			<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		26 AUSTIN WAY CENTREVILLE MD 21617-0000			<b>Principal Residence:</b>		YES		
					<b>Deed Reference:</b>		/02215/ 00527		
Location & Structure Information									
<b>Premises Address:</b>					<b>Legal Description:</b>				
26 AUSTIN WAY CENTREVILLE 21617-0000					LOT 17- 1.250 ACRES E/RUTHSBURG RD MEADOW'S EDGE				
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0046	0021	0016		6017			17	2014	
<b>Special Tax Areas:</b>					<b>Town:</b>				
					NONE				
<b>Primary Structure Built</b>					<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>
2013					2,776 SF				1.2500 AC
									<b>County Use</b>
									000000
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior SIDING</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
2	YES	STANDARD UNIT		2 full/ 1 half	1 Attached				
Value Information									
			<b>Base Value</b>	<b>Value As of 01/01/2014</b>	<b>Phase-in Assessments</b>				
					<b>As of 07/01/2015</b>		<b>As of 07/01/2016</b>		
<b>Land:</b>			103,700	92,500					
<b>Improvements</b>			221,200	250,300					
<b>Total:</b>			324,900	342,800	336,833		342,800		
<b>Preferential Land:</b>			0				0		
Transfer Information									
<b>Seller:</b> LEAVERTON FARM LLC				<b>Date:</b> 08/05/2013		<b>Price:</b> \$80,000			
<b>Type:</b> ARMS LENGTH VACANT				<b>Deed1:</b> /02215/ 00527		<b>Deed2:</b>			
<b>Seller:</b>				<b>Date:</b>		<b>Price:</b> \$0			
<b>Type:</b>				<b>Deed1:</b> /01355/ 00585		<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>07/01/2015</b>		<b>07/01/2016</b>			
<b>County:</b>		000		0.00		0.00			
<b>State:</b>		000		0.00		0.00			
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>					
<b>Exempt Class:</b>				NONE					
Homestead Application Information									
<b>Homestead Application Status: No Application</b>									

- 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.