

RESOLUTION 16-27

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: 103 Maryland Road
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 79 LOT: 14ETC TAX ID#: 1804056329

OWNER: Bank of New York Mellon

AMOUNT OF ASSESSMENT: \$60.00
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]
[Signature]



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

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 30, 2016

RE: Map 70 Grid 00 Parcel 79 103 Maryland Road Stevensville, MD 21666

On April 29, 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 103 Maryland Road in the amount of \$160.00



*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
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

June 13, 2016

Bank of NY Mellon
Cypress Waters Blvd.
Coppell, TX 75019

RE: Tax Map 70 Parcel 79 (103 Maryland Rd. Stevensville, MD 21666)

Dear Mr. Property Management:

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 \$60.00 bill. Plus an administrative fee of \$100.00 for a total of \$160.00. 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,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Paul Comfort, 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

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April 19, 2016

Bank of NY Mellon
Cypress Waters Blvd.
Coppell, TX 75019

RE: Tax Map 70, Parcel 79 (103 Maryland Rd. Stevensville, MD 21666)

Dear Property Management:

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.*

Therefore, you have seven (7) days from the date of this letter to address the violation by cutting the grass. If you do not take steps to address this violation within seven (7) days from the date of this letter, Queen Anne's County will hire an independent contractor to cut the grass and bill you for the cost. Failure to pay the bill 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,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR TO
CUT REAR

4/28/16



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 4/18/16 - DATE OF VIOLATION: _____
 PROPERTY ADDRESS: 103 Maryland Rd Stevensville
 TAX ACCOUNT NUMBER: 1804056329
 MAP: 70 BLOCK: _____ PARCEL: 79 Lot 14
 PROPERTY OWNER: BANK OF NEW YORK MELLON

COMPLAINANT'S NAME: * Frank Soboleski

COMPLAINANT'S ADDRESS: * 165 Maryland Rd.

COMPLAINANT'S TELEPHONE NUMBER: * 0-202-799-7087
0-443-254-8851

NATURE OF VIOLATION: House Abandoned grass High tractor in Back yard, Grill left, fence falling into neighbors fence. Plastic tarp over roof, tearing and flying thru air.

FOLLOW UP: TRASH (CANS BEE) BACK YARD, DEER GRASS HIGH IN BACK YARD

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

Real Property Data Search (w2)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent	Redemption	View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 056329		
Owner Information				
Owner Name:	BANK OF NEW YORK MELLON		Use:	RESIDENTIAL NO
Mailing Address:	8950 CYPRESS WATERS BLVD COPPELL TX 75019-		Principal Residence:	NO
			Deed Reference:	/02513/ 00378
Location & Structure Information				
Premises Address:		103 MARYLAND RD STEVENSVILLE 21866-0000		Legal Description:
				PARCEL 1- 0.372 AC L14,PT LTS 8,10,12,BLK D SEC 3, K I E
Map:	Grid:	Parcel:	Sub District:	Subdivision:
0070	0000	0079		0000
				Section:
				3
				Block:
				D
				Lot:
				14ETC
				Assessment Year:
				2015
				Plat No:
				Plat Ref:
Special Tax Areas:		Town:		
				NONE
				Ad Valorem:
				9
				Tax Class:
				9
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1985	1,408 SF		16,200 SF	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath
1	NO	STANDARD UNIT		2 full
				Garage
				1 Attached
				Last Major Renovation
Value Information				
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	
Land:	97,200	121,100		As of 07/01/2016
Improvements	121,400	121,500		
Total:	218,600	242,600	226,600	234,600
Preferential Land:	0			0
Transfer Information				
Seller: DEMURRY CURTIS L		Date: 03/02/2016	Price: \$104,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /02513/ 00378	Deed2:	
Seller: FEENEY, ARTHUR G, III & TRACI J		Date: 08/26/1992	Price: \$110,718	
Type: ARMS LENGTH IMPROVED		Deed1: MWM /00404/ 00464	Deed2:	
Seller: CONNATSER, DOUGLAS K & CYNTHIA A		Date: 02/05/1991	Price: \$110,000	
Type: ARMS LENGTH IMPROVED		Deed1: MWM /00364/ 00482	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:		
Exempt Class:		NONE		
Homestead Application Information				
Homestead Application Status: No Application				

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.

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5303

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	103 Maryland rd. Cut, trim , and blow lawn and walks.	4/29/2016	60.00
Thank you for your business.		Total	\$60.00