

RESOLUTION 16-28

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: 105 Northwest Creek Drive
Stevensville, MD 21666

TAX MAP: 76 GRID: 13 PARCEL: 32 LOT: 23 TAX ID#: 1804098765

OWNER: Larry J. & Anne Atwood

AMOUNT OF ASSESSMENT: \$280.00
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**

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 76 Grid 13 Parcel 32 105 Northwest Creek Drive Stevensville, MD 21666

On June 3, 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 105 Northwest Creek Drive in the amount of \$380.00



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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

Larry Atwood Jr.
201 Barren Ridge Rd.
Chester, MD 21619

RE: Tax Map 76 Parcel 32 (105 Northwest Creek Dr. Stevensville 21666)

Dear Mr. Atwood:

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 \$280.00 bill. Plus an administrative fee of \$100.00 for a total of \$380.00. 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



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May 13, 2016

Larry Atwood Jr.
201 Barren Ridge Rd.
Chester, MD 21619-2207

RE: Tax Map 76 Parcel 32 (105 Northwest Creek Dr. Stevensville, 21666)

Dear Mr. Atwood:

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 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,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR

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 - 098765								
Owner Information										
Owner Name:		ATWOOD LARRY J JR & ANNE T/E			Use:		RESIDENTIAL			
Mailing Address:		201 BARREN RIDGE RD CHESTER MD 21619-2207			Principal Residence:		YES			
					Deed Reference:		/01116/ 00268			
Location & Structure Information										
Premises Address:		105 NORTHWEST CREEK DR STEVENSVILLE 21666-0000			Legal Description:		LOT 23 PLAT 4 CHEWS MANOR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4
0076	0013	0032		4003			23	2015		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:		9			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
2001		3,684 SF				1.1700 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	STANDARD UNIT	SIDING	3 full/ 2 half	1 Detached	2001				
Value Information										
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:		143,400		163,400						
Improvements		374,400		382,500						
Total:		517,800		545,900		527,167		536,533		
Preferential Land:		0						0		
Transfer Information										
Seller: ATWOOD, LARRY J JR & ANNE T/E			Date: 07/21/2003			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: SM /01116/ 00268			Deed2:				
Seller: BURLINGAME, ROBERT R SOLE OWNER			Date: 11/27/2000			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: SM /00766/ 00261			Deed2:				
Seller: STIDHAM, DONNA MARIE			Date: 10/22/1999			Price: \$85,000				
Type: ARMS LENGTH VACANT			Deed1: SM /00703/ 00555			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016				
County:		000		0.00		0.00				
State:		000		0.00		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.

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5321

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	105 Northwest Creek Rd. Cut, trim , and blow lawn and walks.	6/3/2016	280.00
Thank you for your business.		Total	\$280.00