

RESOLUTION 16-35

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: 101 North Lake Drive
Stevensville, MD 21666

TAX MAP: 76 GRID: 08 PARCEL: 14 LOT: 1 TAX ID#: 1804071417

OWNER: The Secretary of Housing and Urban Development

AMOUNT OF ASSESSMENT: \$195.00
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 76 Grid 08 Parcel 14 101 North Lake 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 101 North Lake Drive in the amount of \$295.00



**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

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

Secretary of Housing and Urban Development
C/O Information System Network
2401 NW 23rd St. STE 1D
Oklahoma City, OK 73107

RE: Tax Map 76 Parcel 14 (101 North Lake Dr. Stevensville, MD 21666)

Dear 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 \$195.00 bill. Plus an administrative fee of \$100.00 for a total of \$295.00. 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

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Planning: (410) 758-1255
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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

May 18, 2016

The Secretary of Housing and Urban Development
C/O Information System Network
2401 NW 23rd St. STE. 1D
Oklahoma City, OK 73107

RE: Tax Map 76 Parcel 14 (101 North Lake Dr. Stevensville, MD 21666)

Dear Property Management:

During an investigation of a nuisance complaint in your area, 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 (w3)

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 - 071417

Owner Information

Owner Name: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Use: Principal Residence: RESIDENTIAL NO
 Mailing Address: C/O INFORMATION SYSTM NTRWK 2401 NW 23RD ST STE 1D OKLAHOMA CITY OK 73107- Deed Reference: /02479/ 00446

Location & Structure Information

Premises Address: 101 NORTH LAKE DR STEVENSVILLE 21666-0000 Legal Description: LOT 1, BLK N TOWER GARDENS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0076	0008	0014		4005		N	1	2015		

Special Tax Areas: Town: NONE
 Ad Valorem: Tax Class: 9

Primary Structure Built: 1975 Above Grade Enclosed Area: 1,570 SF Finished Basement Area: Property Land Area: 40,955 SF County Use:

Stories	Basement	Type	Exterior Siding	Full/Half Bath	Garage	Last Major Renovation
1	NO	STANDARD UNIT		1 full		

Value Information

	Base Value	Value As of 01/01/2015	Phase-In Assessments As of 07/01/2015	As of 07/01/2016
Land:	139,600	139,500		
Improvements	86,000	82,300		
Total:	225,600	221,800	221,800	221,800
Preferential Land:	0			0

Transfer Information

Seller: WELLS FARGO BANK NA Type: NON-ARMS LENGTH OTHER	Date: 11/12/2015 Deed1: /02479/ 00446	Price: \$1 Deed2:
Seller: WELLS FARGO BANK Type: NON-ARMS LENGTH OTHER	Date: 08/25/2014 Deed1: /02318/ 00055	Price: \$166,320 Deed2:
Seller: ZAMOJSKI, HELEN M Type: ARMS LENGTH IMPROVED	Date: 03/30/2005 Deed1: SM /01379/ 00489	Price: \$262,500 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:			
Exempt Class:	Special Tax Recapture: NONE		

Homestead Application Information

Homestead Application Status: No Application

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5318

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

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	101 North Lake Rd Cut, trim , and blow lawn and walks.	6/3/2016	195.00
Thank you for your business.		Total	\$195.00