

RESOLUTION 16-50

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: 221 Maryland Rd.
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 78 LOT: 32 & 34 TAX ID#: 1804045459

OWNER: Michael David Turner & Nichole Turner

AMOUNT OF ASSESSMENT: \$105.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13th day of September, 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
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckley, 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: September 6, 2016

RE: Map 70 Grid 00 Parcel 78 221 Maryland Rd. Stevensville, MD 21666

On July 28, 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 221 Maryland Rd. in the amount of \$205.00

DEPARTMENT OF PLANNING & ZONING



**Queen
Anne's
County**

110 Vincit St., Suite 104
Centreville, MD 21617

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

Telephone Planning: (410) 758-1255
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August 17, 2016

Michael Turner
221 Maryland Rd.
Stevensville, MD 21666-3403

RE: Tax Map 70 Parcel 78

Dear Mr. Turner:

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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total of \$205.00. 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

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
8/1/2016	5383

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	221 Maryland Rd. Cut, trim , and blow lawn and walks.	7/28/2016	105.00
Thank you for your business.		Total	\$105.00



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
Fax Permits: (410) 758-3972

July 14, 2016

Michael Turner
221 Maryland Rd.
Stevensville, MD 21666-3403

RE: Tax Map 70, Parcel 78

Dear Mr. Turner:

During routine permit inspection in your area I noticed high grass and trash/junk on your property. This is an ongoing problem and I'm finding the same violations, 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.*

Also Section 19-3 B Nuisance prohibited. *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk - old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances. Section 19-2 K. Vehicles not legally tagged. (2) A person may not allow the presence of more than one vehicle that is not legally tagged for use on public roads, streets, highways and waterways on parcels 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. Vehicle under subsection K(2) of this section includes trailers.*

Therefore, you have 7 days from the date of this letter to address the violation of cutting the grass, if you do not 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 15 days will result in a lien being placed against your property. You also have 15 days to clean up and remove or tag vehicles on the property if you do not address this violation a \$500.00 citation may be issued.

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

TEXTED CALLAHAN

Real Property Data Search (v3)

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 - 045459							
Owner Information									
Owner Name:		TURNER MICHAEL DAVID & NICOLE E T/E			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		221 MARYLAND RD STEVENSVILLE MD 21666-3403			Deed Reference:		/01378/ 00034		
Location & Structure Information									
Premises Address:		221 MARYLAND RD STEVENSVILLE 21666-0000			Legal Description:		LOTS 32-34 BLK C SECTION III KENT ISLAND ESTATES		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0000	0078		4009	3	C	32 34	2015	Plat Ref:
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	
1986		1,220 SF		1144 SF		21,600 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Split Foyer	YES	SPLIT FOYER	SIDING	2 full/ 1 half	1 Detached				
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		107,200		121,600					
Improvements		161,700		184,400					
Total:		268,900		306,000		281,267		293,633	
Preferential Land:		0						0	
Transfer Information									
Seller: TURNER, MICHAEL DAVID			Date: 03/24/2005			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: SM /01378/ 00034			Deed2:			
Seller: TURNER, MICHAEL DAVID			Date: 09/26/2003			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: SM /01156/ 00039			Deed2:			
Seller: LURIE, LAWRENCE H			Date: 06/21/1995			Price: \$155,000			
Type: ARMS LENGTH IMPROVED			Deed1: SM /00497/ 00223			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									

07/13/2016







13/2016









7/13/2016







9107/81/20
07/13/2016