

RESOLUTION 14-51

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: 344 Wilson Rd.
Grasonville, MD 21638-1159

TAX MAP: 58F GRID: 21 PARCEL: 736 LOT: 2 TAX ID#: 1805023416

OWNER: Allen J. Stanton

AMOUNT OF ASSESSMENT: \$160.00
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]
[Signature]



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Vacant, 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: September 6, 2016

RE: Map 58F Grid 21 Parcel 736 344 Wilson Rd. Grasonville, MD 21638-1159

On August 10, 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 344 Wilson Rd. in the amount of \$260.00



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August 17, 2016

Allen Stanton
344 Wilson Rd.
Grasonville, MD 21638-1159

RE: Tax Map 58F Parcel 736

Dear Mr. Stanton:

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 \$160.00 bill. Plus an administrative fee of \$100.00 for a total of \$260.00. 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 #
8/15/2016	5438

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	344 Wilson Rd. Cut, trim , and blow lawn and walks.	8/10/2016	160.00
Thank you for your business.		Total	\$160.00

QUEEN ANNES COUNTY
PLANNING & ZONING
110 Vincit Street STE 104
CENTREVILLE, MD 21617

EASTON MD 21
18 AUG 2016 PM 1
US POSTAGE
\$09.45⁵
First-Class
Mailed From 21617
08/17/2016
032A 0061805899

1-10-16

Allen Stanton
344 Wilson Rd.
Grasonville, MD 21638-1159

NIXIE 212 7E 1 0008/26/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 21617187610 *2491-83579-18-33

21617187610
21617187610
21617187610
21617187610





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August 2, 2016

Allen Stanton
344 Wilson Rd.
Grasonville, MD 21638-1159

RE: Tax Map 58F Parcel 736

Dear Mr. Stanton:

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



Queen
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DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Permits: (410) 758-4088
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REQUEST FOR NUISANCE INSPECTOR

DATE: 8/01/16 DATE OF VIOLATION: _____
 PROPERTY ADDRESS: 344 Wilson Rd.
 TAX ACCOUNT NUMBER: 1805023416
 MAP: 58F BLOCK: _____ PARCEL: 736
 PROPERTY OWNER: Allen J. Stanton
 COMPLAINANT'S NAME: * Kathy Bernard
 COMPLAINANT'S ADDRESS: * 347 Wilson Rd
 COMPLAINANT'S TELEPHONE NUMBER: * 410-827-6386

NATURE OF VIOLATION: grass extremely tall
wild animal in it

FOLLOW UP: SEND LETTER

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

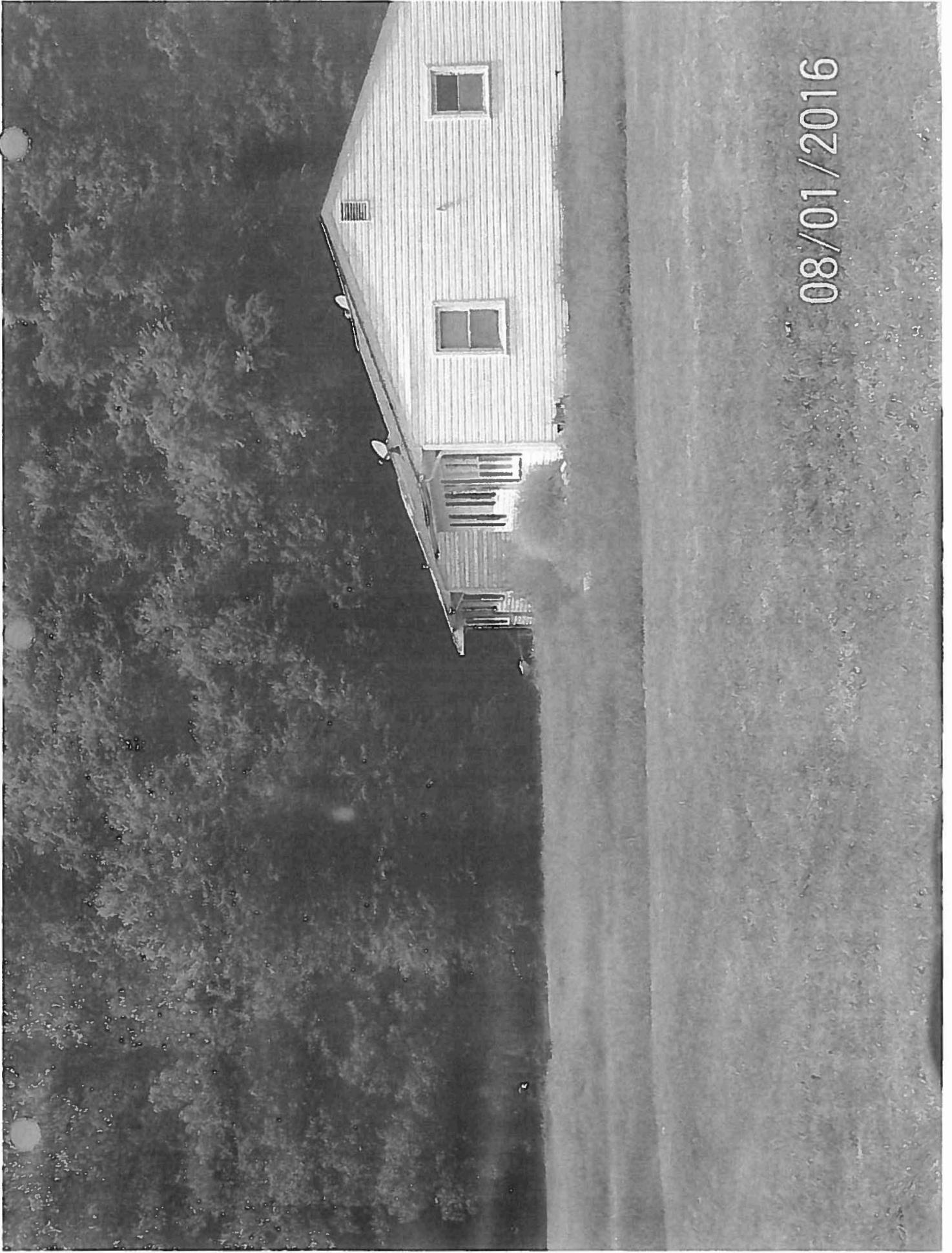
Real Property Data Search (w3)

Guide to searching the database

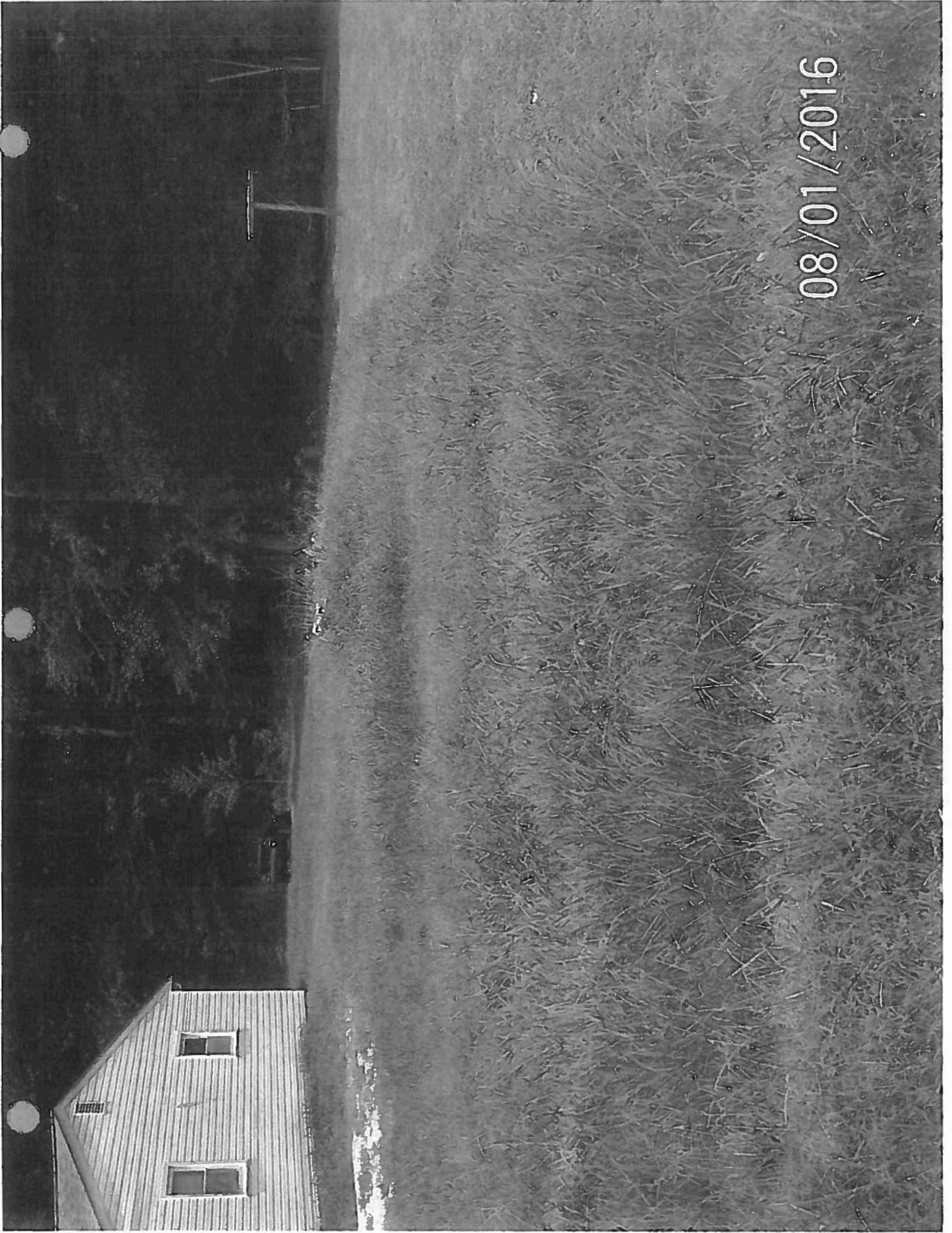
Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 05 Account Number - 023416			
Owner Information					
Owner Name:		STANTON ALLEN J		Use:	RESIDENTIAL
Mailing Address:		344 WILSON RD GRASONVILLE MD 21638-1159		Principal Residence:	NO
				Deed Reference:	/01623/ 00719
Location & Structure Information					
Premises Address:		344 WILSON RD GRASONVILLE 21638-0000		Legal Description:	LOT 2 STARKEYS SUBDIVISION
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
058F	0021	0736		0000	
					Block:
					2
					Lot:
					2
					Assessment Year:
					2016
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:	2	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1974	1,080 SF				20,626 SF
					County Use
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	
					Last Major Renovation
Value Information					
	Base Value		Value		Phase-In Assessments
			As of		As of
			01/01/2016		07/01/2015
Land:	76,500		78,900		
Improvements	66,700		81,900		
Total:	143,200		160,800		143,200
Preferential Land:	0				149,067
					0
Transfer Information					
Seller: STANTON, CECELIA		Date: 11/28/2006		Price: \$220,000	
Type: NON-ARMS LENGTH OTHER		Deed1: SM /01623/ 00719		Deed2:	
Seller: SECRETARY OF HOUSING & URBAN		Date: 06/20/2005		Price: \$91,600	
Type: NON-ARMS LENGTH OTHER		Deed1: SM /01413/ 00085		Deed2:	
Seller: FORD, WESLEY, JR		Date: 11/05/2004		Price: \$69,000	
Type: NON-ARMS LENGTH OTHER		Deed1: SM /01324/ 00556		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					

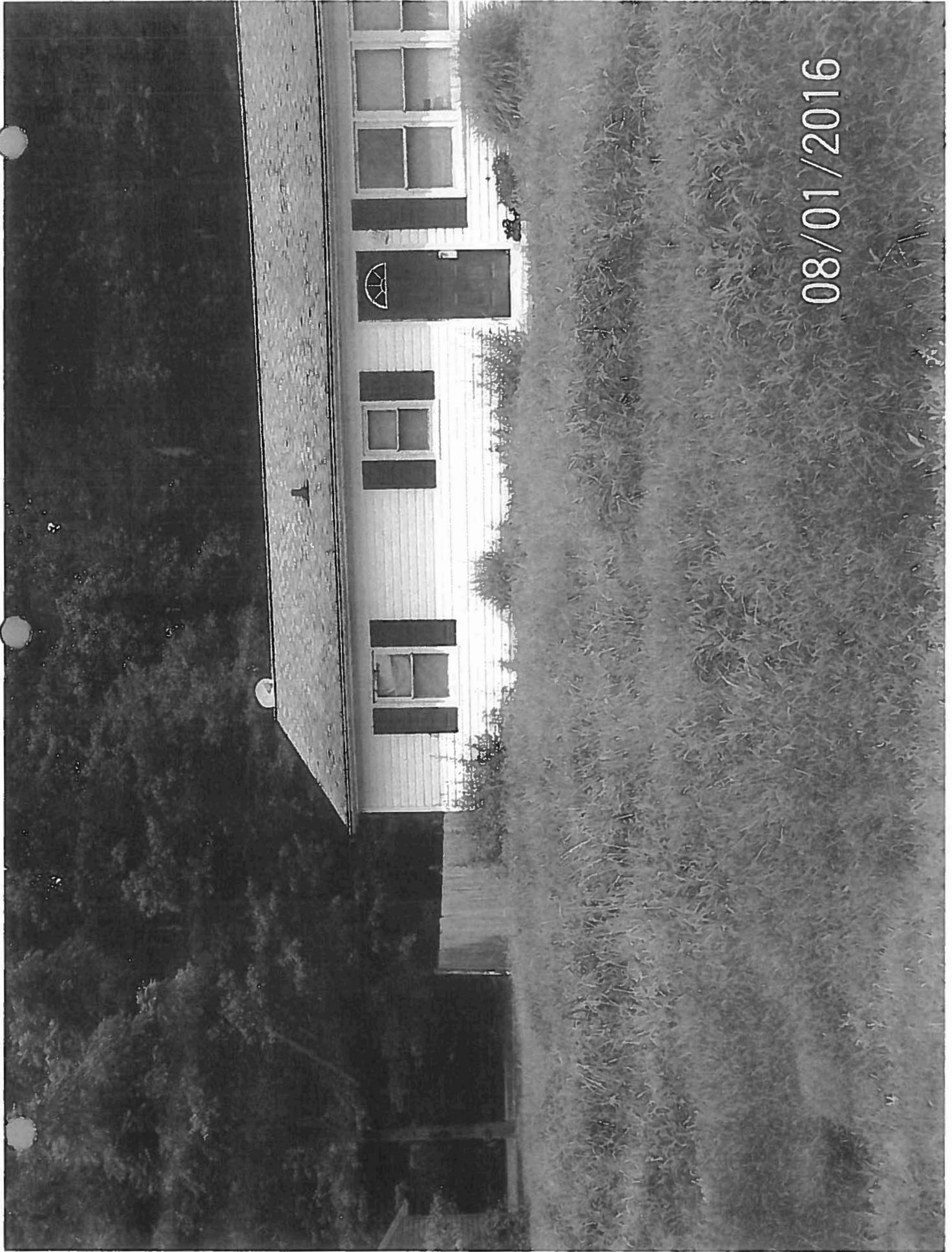
1. This screen allows you to search the Real Property database and display property records.



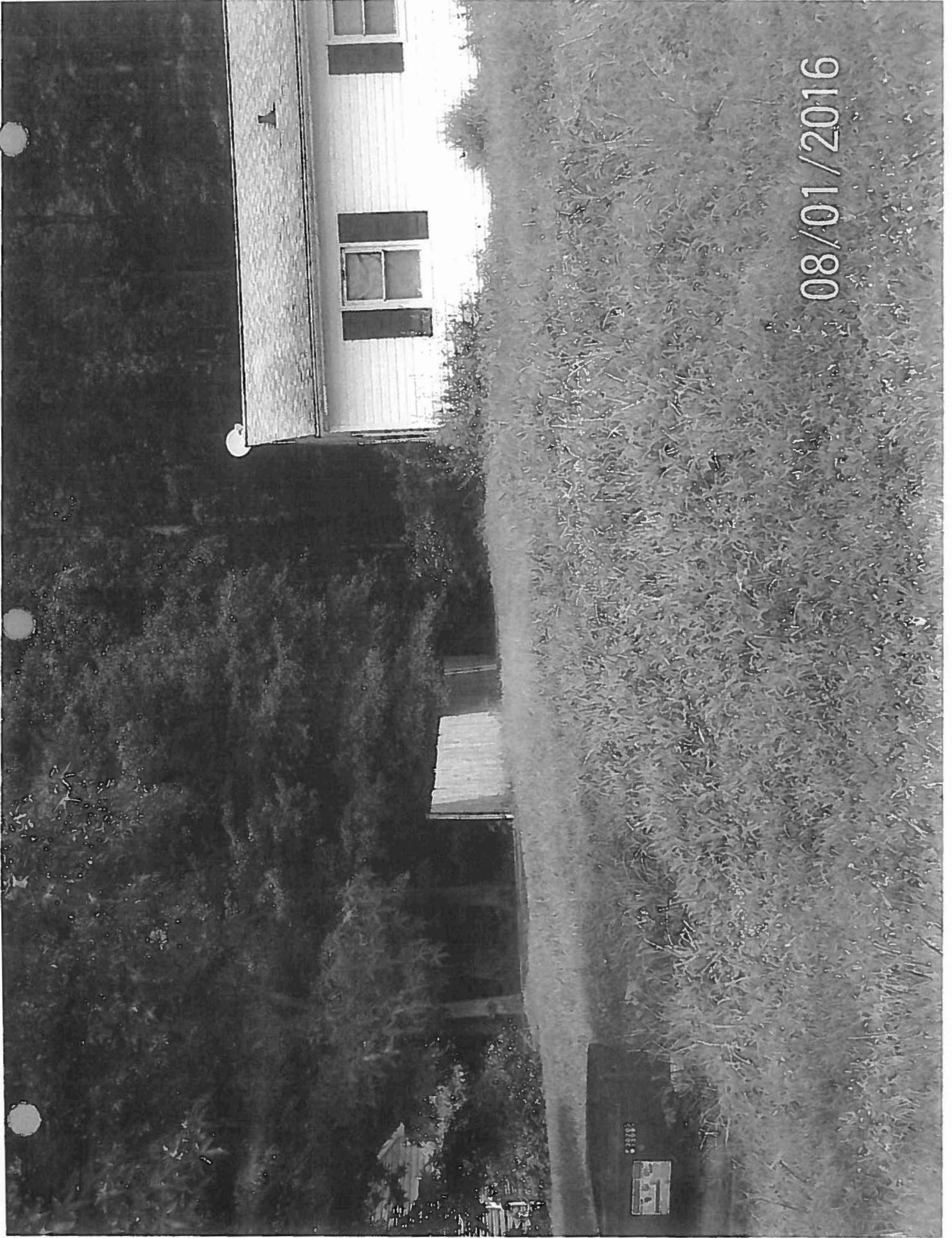
08/01/2016



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