

RESOLUTION 14-52

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: 624 Romancoke Rd.  
Stevensville, MD 21666

TAX MAP: 56 GRID: 00 PARCEL: 406 LOT: 7 TAX ID#: 1804042247

OWNER: The Secretary of Housing and Development

AMOUNT OF ASSESSMENT: \$150.00  
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13<sup>th</sup> day of September, 2016.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[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 56 Grid 00 Parcel 406 624 Romancoke Rd. Stevensville, MD 21666

On August 4, 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 624 Romancoke Rd. in the amount of \$250.00

## DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104  
Centreville, MD 21617



*Queen  
Anne's  
County*

**County Commissioners:**

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Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

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August 17, 2016

The Secretary of Housing and Development  
10 S. Howard St.  
Baltimore, MD 21201

RE: Tax Map 56 Parcel 406 (624 Romancoke Rd. 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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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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Anne's  
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July 25, 2016

The Secretary of Housing and Development  
10 S Howard St.  
Baltimore, MD 21201

**RE:** Tax Map 56 Parcel 406 (624 Romancoke Rd. Steventville, MD 21666)

Dear Property Management:

During an investigation of a nuisance complaint on your property I noticed that you are not cutting the required entire lot, 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

EXTEN CALLAHAN  
8/1/16



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: 7/22/16 DATE OF VIOLATION: \_\_\_\_\_  
 PROPERTY ADDRESS: 624 Romamcoke Rd Stevensville  
 TAX ACCOUNT NUMBER: 1804042247  
 MAP: 56 BLOCK: - PARCEL: 406  
 PROPERTY OWNER: Secretary of Housing & Development  
 COMPLAINANT'S NAME: \* Peggy Ridgley  
 COMPLAINANT'S ADDRESS: \* \_\_\_\_\_  
 COMPLAINANT'S TELEPHONE NUMBER: \* 410 4901787  
 NATURE OF VIOLATION: uncut grass in backyard

FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UNFOUNDED:

CITATION ISSUED:

\*OPTIONAL

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
<b>Account Identifier:</b>		<b>District - 04 Account Number - 042247</b>							
Owner Information									
<b>Owner Name:</b>		<b>THE SECRETARY OF HOUSING AND DEVELOPMENT</b>				<b>Use: Principal Residence:</b>		<b>RESIDENTIAL NO</b>	
<b>Mailing Address:</b>		<b>10 S HOWARD ST BALTIMORE MD 21201-</b>				<b>Deed Reference:</b>		<b>/02455/ 00235</b>	
Location & Structure Information									
<b>Premises Address:</b>		<b>624 ROMANCOKE RD STEVENSVILLE 21666-0000</b>				<b>Legal Description:</b>		<b>LOT 7-BLK 17-SECT 2 BAY CITY</b>	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0056	0000	0406		4031	2	17	7	2015	Plat Ref:
<b>Special Tax Areas:</b>				<b>Town:</b>		<b>NONE</b>			
				<b>Ad Valorem:</b>					
				<b>Tax Class:</b>		<b>1</b>			
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1960		1,082 SF				27,038 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior SIDING</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
1	NO	STANDARD UNIT		1 full					
Value Information									
		<b>Base Value</b>		<b>Value As of 01/01/2015</b>		<b>Phase-In Assessments As of 07/01/2015</b>		<b>As of 07/01/2016</b>	
<b>Land:</b>		167,800		148,300					
<b>Improvements</b>		42,600		54,900					
<b>Total:</b>		210,400		203,200		203,200		203,200	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller: NATIONSTAR MORTGAGE LLC</b>				<b>Date: 09/09/2015</b>		<b>Price: \$10</b>			
<b>Type: NON-ARMS LENGTH OTHER</b>				<b>Deed1: /02455/ 00235</b>		<b>Deed2:</b>			
<b>Seller: REMINES JUSTIN &amp; IRENE J J/T</b>				<b>Date: 01/23/2015</b>		<b>Price: \$169,400</b>			
<b>Type: NON-ARMS LENGTH OTHER</b>				<b>Deed1: /02367/ 00475</b>		<b>Deed2:</b>			
<b>Seller: REMINES, JUSTIN</b>				<b>Date: 06/30/2008</b>		<b>Price: \$0</b>			
<b>Type: NON-ARMS LENGTH OTHER</b>				<b>Deed1: SM /01797/ 00274</b>		<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2015</b>		<b>07/01/2016</b>			
<b>County:</b>		000		0.00		0.00			
<b>State:</b>		000		0.00		0.00			
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>					
<b>Exempt Class:</b>				<b>NONE</b>					
Homestead Application Information									
<b>Homestead Application Status: No Application</b>									

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.

**Callahan's Lawn Care**

**P.O. Box 241**

**Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
8/4/2016	5435

<b>BILL TO</b>
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	624 Romancoke road Cut, trim , back yard only	8/4/2016	150.00
Thank you for your business.		<b>Total</b>	<b>\$150.00</b>