

RESOLUTION 16-61

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: 404 Elm Street  
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 87 LOT: 6&8 TAX ID#: 1804029275

OWNER: Wilmington Savings Fund Society C/O Selene Finance LP

AMOUNT OF ASSESSMENT: \$135.00  
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 27<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**

**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: September 12, 2016

RE: Map 70 Grid 00 Parcel 87 404 Elm Street 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 404 Elm Street in the amount of \$235.00

2 ACTION  
ITEMS



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
Centreville, MD 21617

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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

August 5, 2016

Wilmington Savings Fund Society  
C/O Selene Finance LP  
9990 Richmond Ave. STE 400 S  
Houston, TX 77042

RE: Tax Map 70 Parcel 87 (404 Elm Street Stevensville, MD 21666)

Dear Property Management:

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

TEXTED CONTRACTOR

GRASS

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 - 029275**

Owner Information  
**Owner Name: WILMINGTON SAVINGS FUND SOCIETY**  
**Use: Principal Residence: RESIDENTIAL NO**  
**Mailing Address: C/O SELENE FINANCE LP 9990 RICHMOND AVE STE 400 S HOUSTON TX 77042-**  
**Deed Reference: /02515/ 00292**

Location & Structure Information  
**Premises Address: 404 ELM ST STEVENSVILLE 21666-0000**  
**Legal Description: LOTS 6-8, BLK M SECTION 3 KENT ISLAND ESTATES**

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0070	0000	0087		4009	3	M	6 8	2015		

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

Primary Structure Built: 1977  
 Above Grade Enclosed Area: 2,493 SF  
 Finished Basement Area: Property Land Area: 21,600 SF  
 County Use:

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	SIDING	2 full	1 Attached	

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	176,600	144,800		
Total:	283,800	266,400	266,400	266,400
Preferential Land:	0			0

Transfer Information

Seller: BLACK GARY L & ROBIN A T/E Type: NON-ARMS LENGTH OTHER	Date: 03/07/2016 Deed1: /02515/ 00292	Price: \$172,400 Deed2:
Seller: LOWRY, JAMES S Type: ARMS LENGTH IMPROVED	Date: 06/02/1999 Deed1: SM /00679/ 00089	Price: \$144,500 Deed2:
Seller: LOWRY, JAMES S AND ROSLYN M Type: ARMS LENGTH MULTIPLE	Date: 06/25/1992 Deed1: MWM /00399/ 00191	Price: \$0 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: NONE  
 Exempt Class:

Homestead Application Information  
**Homestead Application Status: No Application**



*Queen  
Anne's  
County*

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
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August 26, 2016

Wilmington Savings Fund Society  
C/O Salene Finance LP  
9990 Richmond Ave. STE 400S  
Houston, TX 77042

RE: Tax Map 70 Parcel 87 (404 Elm St. 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 \$135.00 bill. Plus an administrative fee of \$100.00 for a total of \$235.00. 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 #
8/22/2016	5444

<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	404 elm street Cut Lawn	8/19/2016	135.00
Thank you for your business.		<b>Total</b>	<b>\$135.00</b>