

RESOLUTION 16-89

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: 203 Penny Lane
Stevensville, MD 21666

TAX MAP: 76 GRID: 00 PARCEL: 55 LOT: 20 TAX ID#: 1804052862

OWNER: Lewis E. Barnett Sr.

AMOUNT OF ASSESSMENT: \$210.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of November, 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 Buckley, 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: November 8, 2016

RE: Map 76 Grid 00 Parcel 55 203 Penny Lane Stevensville, MD 21666

On September 8, 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 203 Penny Lane in the amount of \$310.00



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October 24, 2016

Lewis E. Barnett Sr.
203 Penny Ln.
Stevensville, MD 21666-2637

RE: Tax Map ~~507~~⁷⁶ Parcel ~~756~~⁵⁵

Dear Mr. Barnett:

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 \$210.00 bill. Plus an administrative fee of \$100.00 for a total of \$310.00. 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 #
9/26/2016	5508

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	203 Penny Lane cut overgrown lawn	9/8/2016	210.00
Thank you for your business.		Total	\$210.00



**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

August 24, 2016

Lewis E. Barnett Sr.
203 Penny Ln.
Stevensville, MD 21666-3637

RE: Tax Map 76 Parcel 55

Dear Mr. Barnett:

During an investigation of a nuisance complaint on your property I noticed your grass has not been mowed, 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

ORDER CUT

TEXT CALLAHAN

9-8-16

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 - 052862			
Owner Information					
Owner Name:		BARNETT LEWIS E SR & DIANA L		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		203 PENNY LN STEVENSVILLE MD 21666-3637		Deed Reference:	/00166/ 00314
Location & Structure Information					
Premises Address:		203 PENNY LN STEVENSVILLE 21666-0000		Legal Description:	LOT 20 & 21, BLK E ROMANCOKE ON THE BAY OMANCOKE ON THE BAY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0076	0000	0055		4008	
					Block:
					E
					Lot:
					20
					Assessment Year:
					2015
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:		9	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1974		1,873 SF		27,750 SF	
Property Land Area		County Use			
27,750 SF					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	2 full	1 Attached
Value information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		107,800	122,200		
Improvements		145,400	145,800		
Total:		253,200	268,000	263,067	268,000
Preferential Land:		0			0
Transfer Information					
Seller: SHOTT, EMIL F AND THERESA J		Date: 07/26/1980		Price: \$40,000	
Type: ARMS LENGTH IMPROVED		Deed1: MWM /00166/ 00314		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption information					
Partial Exempt Assessments:		Class	07/01/2016	07/01/2017	
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: Approved 12/31/2012					

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