

RESOLUTION 16-92

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: 207 State Street
Stevensville, MD 21666

TAX MAP: 56 GRID: 06 PARCEL: 344 LOT: 2 TAX ID#: 1804102533

OWNER: Wells Fargo Bank NA

AMOUNT OF ASSESSMENT: \$120.00
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]



**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: November 8, 2016

RE: Map 56 Grid 06 Parcel 344 207 State Street Stevensville, MD 21666

On October 13, 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 207 State Street in the amount of \$220.00



*Queen
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October 24, 2016

Wells Fargo Bank NA
1 Home Campus
Des Moines, IL 50328

RE: Tax Map 56 Parcel 344 (207 State 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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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 #
10/14/2016	5568

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	207 State St. cut overgrown lawn	10/13/2016	120.00
Thank you for your business.		Total	\$120.00



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October 3, 2016

Wells Fargo Bank NA
1 Home Campus
Des Moines, IL 50328

RE: Tax Map 56 Parcel 344 (207 State Street Stevensville, MD 21666)

Dear Property Management:

During routine inspections in your area 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

SEND CONTRACTOR
TEXT CALLAHAN 09/16

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 102533		
Owner Information		
Owner Name:	WELLS FARGO BANK NA	Use: RESIDENTIAL NO
Mailing Address:	1 HOME CAMPUS DES MOINES IA 50328-	Principal Residence: /02418/ 00239
Location & Structure Information		
Premises Address:	207 STATE ST STEVENSVILLE 21666-0000	Legal Description: LOT 2-8,332 SQ FT W/BACK ROAD STEVENSVILLE
Map:	Grid:	Parcel:
0056	0006	0344
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2015
Plat No:	Plat Ref:	8 / 0019
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	1
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1993	1,248 SF	
Property Land Area	County Use	
8,332 SF		
Stories	Basement	Type
1 1/2	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2015
Land:	116,400	124,300
Improvements	91,700	90,100
Total:	208,100	214,400
Preferential Land:	0	
		Phase-In Assessments As of 07/01/2016
		212,300
		As of 07/01/2017
		214,400
		0
Transfer Information		
Seller: THE SECRETARY OF HOUSING AND URBAN DEV	Date: 06/08/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02418/ 00239	Deed2:
Seller: WELLS FARGO BANK	Date: 12/12/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02355/ 00011	Deed2:
Seller: YATES JOHN J & PENNY M T/E	Date: 05/29/2013	Price: \$179,526
Type: NON-ARMS LENGTH OTHER	Deed1: /02197/ 00125	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2016
County:	000	0.00
State:	000	0.00
Municipal:	000	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.
2. Click [here](#) for a glossary of terms.



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Guide to searching the database

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Map:	Grid:	Parcel:
0056	0006	0344
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2015
Plat No:	Plat Ref:	8 / 0019
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	1
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
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