

RESOLUTION 17-19

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: 102 Monoposan Dr.
Stevensville, MD 21666-3859

TAX MAP: 0080 GRID: 0012 PARCEL: 0003 LOT: 46 TAX ID#: 1804053133

OWNER: Nils Ingvar & Therese Kim Andersson

AMOUNT OF ASSESSMENT: \$105.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8th
day of August, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephanie Wilson
[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

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

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: July 7, 2017

RE: Map 0080 Grid 0012 Parcel 0003 102 Monoponsan Dr. Stevensville, MD 21666-3859

On May 11, 2017, 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 ~~601 Kimberly Way~~ ^{102 Monoponsan Dr.}
in the amount of \$205.00



**Queen
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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

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

June 21, 2017

Nils and Therese Andersson
102 Monoponson Rd.
Stevensville, MD 21666

RE: Uncut Grass – Map 80 Parcel 3

Dear Mr. & Mrs. Andersson:

Queen Anne's County hired an independent contractor to cut the grass at the above referenced address. Attached is a copy of the bill.

Therefore, you have fifteen (15) days from the date of this letter to pay the \$105.00 bill plus a \$100.00 administrative fee for the total amount of \$205.00. 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 #
6/17/2017	5788

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	102 Monoposan dr. cut overgrown lawn	5/11/2017	105.00
Thank you for your business.		Total	\$105.00



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

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April 28, 2017

Nils Andersson
102 Monoponsn Dr.
Stevensville, MD 21666-3859

RE: Tax Map 80 Parcel 03

Dear Mr. Andersson:

During an investigation of a nuisance complaint on your property, 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

SEND CONTRACTOR
TEXT 5/8/17

Real Property Data Search (v4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 053133							
Owner Name:		ANDERSSON NILS INGVAR & THERESE KIM			Use:		RESIDENTIAL		
Mailing Address:		102 MONOPONSAN DR STEVENSVILLE MD 21666-3859			Principal Residence:		YES		
					Deed Reference:		01508/00578		
Premises Address:		102 MONOPONSAN DR STEVENSVILLE 21666-0000			Legal Description:		LOT 48-SECT A KENT POINT FARM		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0080	0012	0003		4001	A		46	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1987		1,344 SF				15,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	2 full	1 Attached				
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2016		As of 07/01/2017	
Land:		97,100		87,000					
Improvements		102,500		100,500					
Total:		199,600		187,500		187,500		187,500	
Preferential Land:		0						0	
Seller:		BAILEY, MICHAEL G AND GLENDA R		Date:		01/25/2006		Price:	
Type:		ARMS LENGTH IMPROVED		Deed1:		SM 01508/00578		Deed2:	
Seller:		BAILEY, MICHAEL G & GLENDA R		Date:		04/07/1993		Price:	
Type:		NON-ARMS LENGTH OTHER		Deed1:		MWM 00422/00762		Deed2:	
Seller:		BURDEAUX, DAVID K		Date:		04/06 1988		Price:	
Type:		ARMS LENGTH IMPROVED		Deed1:		MWM 00302/00115		Deed2:	
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00		0.00		0.00	
Tax Exempt:				Special Tax Recapture:		NONE			
Exempt Class:									
Homestead Application Status: No Application									
Homeowners' Tax Credit 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.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.