

RESOLUTION 17-33

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: 1820 Harbor Dr.
Chester, MD 21619

TAX MAP: 0057 GRID: 0000 PARCEL: 0511 LOT: 9P10 TAX ID#: 1804009630

OWNER: James S. Coursey Sr. C O Jennifer Smith

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

Stephany Wilson
James S. Coursey Sr.
Robert C. Burck
W. J. O'Quinn



**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 0057 Grid 0000 Parcel 0511 1820 Harbor Dr. Chester, MD 21619

On June 14, 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~~ ^{1820 Harbor Dr} in the amount of \$205.00

DEPARTMENT OF PLANNING & ZONING



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June 21, 2017

James S. Coursey Sr.
C O Jennifer Smith
12021 Clark Rd.
Worton, MD 21678-1614

RE: Tax Map 57 Parcel 511 (1820 Harbor Dr. Chester, MD 21619)

Dear Ms. Smith:

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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total 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	5801

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	1820 Harbor drive cut overgrown lawn	6/14/2017	105.00
Thank you for your business.		Total	\$105.00



Queen
Anne's
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Centreville, MD 21617

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June 2, 2017

James S. Coursey Sr.
C/O Jennifer Smith
12021 Clark Rd.
Worton, MD 21678-1614

RE: Tax Map 57 Parcel 511 (1820 Harbor Dr. Chester, MD 21619)

Dear Ms. Smith:

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

Real Property Data Search (w1)

Search Results for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 009630							
Owner Information									
Owner Name:		COURSEY JAMES S SR COURSEY LOIS			Use Principal Residence:		RESIDENTIAL YES		
Mailing Address:		C/O JENNIFER SMITH 12021 CLARK RD WORTON MD 21678-1514			Deed Reference:		00032/00411		
Location & Parcel Information									
Premises Address:		1820 HARBOR DR CHESTER 21619-0000			Legal Description:		LOT 9 AND 1/2 OF 10 BLOCK G HARBOR VIEW		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0000	0511		4043		G	9P10	2015	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:		1		
					Tax Class:		1		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1968		3,179 SF				18,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	3 Full	1 Detached				
Valuation									
		Base Value		Value As of 01/01/2015		Phase-In Assessments As of 07/01/2016		As of 07/01/2017	
Land		117,400		117,400					
Improvements		238,900		214,700					
Total		356,300		332,100		332,100		332,100	
Preferential Land:		0						0	
Transaction History									
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Assessments									
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		0.00/0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Status: No Application									
Date:									

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.