

**RESOLUTION**

17-48

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: Corner of Queen Anne Rd. and Dorchester Rd.  
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 101 LOT: 57 & 59 TAX ID#: 1804027132

OWNER: Cora Kane

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12<sup>th</sup> day of September, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephanie E. Ecker  
[Signature]  
Gregory M. [Signature]  
Russell [Signature]  
William [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: August 24, 2017

RE: Map 70 Grid 00 Parcel 101 Corner of Queen Anne Rd. and Dorchester Rd. Stevensville, MD 21666

On June 22, 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 the corner of Queen Anne and Dorchester Rd. in the amount of \$235.00



**Queen  
Anne's  
County**

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckley, District 3  
Mark A. Anderson, District 4

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

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August 8, 2017

Cora Kane  
2800 Nicodemus Rd.  
Westminster, MD 21157-7506

RE: Tax Map 70 Parcel 101 (Queen Anne Rd. Stevensville, MD 21666)

Dear Ms. Kane:

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



**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

June 12, 2017

Cora Kane  
2800 Nicodemus Rd.  
Westminster, MD 21157-7506

RE: Tax Map 70 Parcel 101 (Queen Anne Rd. Stevensville, MD 21666)

Dear Ms. Kane:

During a routine inspection 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  
6/20/17



Queen  
Anne's  
County

DEPARTMENT OF PLANNING & ZONING

110 Vincit Street, Suite 104  
Centreville, MD 21617

Telephone Permits: (410) 758-4088  
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 6/12/17 DATE OF VIOLATION: \_\_\_\_\_  
 PROPERTY ADDRESS: Queen Ann Rd Stevensville  
 TAX ACCOUNT NUMBER: 1804027132  
 MAP: 70 BLOCK: B PARCEL: 101 Lots 57+59  
 PROPERTY OWNER: Kane, Coia  
 COMPLAINANT'S NAME: \* Wolf, Luna  
 COMPLAINANT'S ADDRESS: \* 308 Queen Anne Rd Stevensville  
 COMPLAINANT'S TELEPHONE NUMBER: \* 410-1043-1366  
 NATURE OF VIOLATION: Tall Grass

FOLLOW UP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UNFOUNDED:

CITATION ISSUED:

\*OPTIONAL

Real Property Data Search ( w1)

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 04 Account Number - 027132</b>			
Owner Information					
<b>Owner Name:</b>	KANE CORA L		<b>Use:</b>	RESIDENTIAL	
<b>Mailing Address:</b>	2800 NICODEMUS RD WESTMINSTER MD 21157-7506		<b>Principal Residence:</b>	NO	
			<b>Deed Reference:</b>	/00124/ 00134	
Location & Structure Information					
<b>Premises Address:</b>		QUEEN ANNE RD STEVENSVILLE 21666-0000		<b>Legal Description:</b>	LOT 57 AND 59 BLK B, SECT I KENT ISLAND ESTATES
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
0070	0000	0101		4009	1
					<b>Block:</b>
					B
					<b>Lot:</b>
					57 59
					<b>Assessment Year:</b>
					2015
					<b>Plat No:</b>
					Plat Ref:
<b>Special Tax Areas:</b>			<b>Town:</b>	NONE	
			<b>Ad Valorem:</b>		
			<b>Tax Class:</b>	9	
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
			12,370 SF		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
					<b>Last Major Renovation</b>
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>		
		<b>As of</b>	<b>As of</b>	<b>As of</b>	
		01/01/2015	07/01/2016	07/01/2017	
<b>Land:</b>	10,000	10,000			
<b>Improvements</b>	0	0			
<b>Total:</b>	10,000	10,000	10,000	10,000	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		<b>07/01/2016</b>	<b>07/01/2017</b>	
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00	0.00 0.00	
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	NONE		
<b>Exempt Class:</b>					
Homestead Application Information					
<b>Homestead Application Status: No Application</b>					
Homeowners' Tax Credit Application Information					



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.



**Callahan's Lawn Care**

P.O. Box 241  
Queenstown, MD 21658

**Invoice**

DATE	INVOICE #
7/11/2017	5856

BILL TO
Queen Annes County Att. Jim Barton 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	Triangle at corner of Queen Anne and Dorchester cut overgrown lawn	6/22/2017	135.00
Thank you for your business.		<b>Total</b>	<b>\$135.00</b>