

**RESOLUTION 19-21**

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: 800 Bayside Dr.  
Stevensville, MD 21666

TAX MAP: 0056 GRID: 0000 PARCEL: 0405 LOT: 26 TAX ID#: 1804062086

OWNER: Blukey7LLC

AMOUNT OF ASSESSMENT: \$150.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23<sup>rd</sup>  
day of July, 2019.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

## DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104  
Centreville, MD 21617



**Queen  
Anne's  
County**

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  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, District 4

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson  
Zoning Administrator

Date: July 8, 2019

RE: Map 56 Grid 00 Parcel 405 800 Bayside Dr. Stevensville, MD 21666

On May 22, 2019, 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 800 Bayside Dr. in the amount of \$250.00

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June 18, 2019

Blukey7 LLC  
P.O. Box 17.  
Davidsonville, MD 21035

RE: Tax Map 56, Parcel 405 Lot 26 (800 Bayside Dr. 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 \$150.00 bill plus an administrative fee of \$100.00 for a total of \$250.00. 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. If payment has not been made in the fifteen (15) day period the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am 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 #
6/13/2019	6863

<b>BILL TO</b>
Queen Annes County Att. Vivian Swinson 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	800 bayside Dr cut overgrown lawn	5/22/2019	150.00
Thank you for your business.		<b>Total</b>	<b>\$150.00</b>

DOOR HANGER GRASS  
5/14/19 SEND CONTRACTOR

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
<b>Account Identifier:</b>	<b>District - 04 Account Number - 062086</b>	

<b>Owner Name:</b>	BLUKEY7 LLC	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	PO BOX 17 DAVIDSONVILLE MD 21035-	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/03020/ 00258

<b>Premises Address:</b>	800 BAYSIDE DR STEVENSVILLE 21666-0000 Waterfront	<b>Legal Description:</b>	LOT 26-BLK 16-SECT 1 BAY CITY
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0056	0000	0405		4031	1	16	26	2018	Plat Ref:

<b>Special Tax Areas:</b>	<b>Town:</b>	NONE
	<b>Ad Valorem:</b>	
	<b>Tax Class:</b>	1

<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>
1953	1,002 SF		15,000 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	NO	STANDARD UNIT	SIDING	1 full/ 1 half	1 Carport	

	Base Value	Value		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019
Land:	405,000	400,500		
Improvements	62,700	81,900		
<b>Total:</b>	<b>467,700</b>	<b>482,400</b>	<b>472,600</b>	<b>477,500</b>
Preferential Land:	0			0

<b>Seller:</b> NGUYEN NGOC MAI TRUONG	<b>Date:</b> 12/28/2018	<b>Price:</b> \$565,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /03020/ 00258	<b>Deed2:</b>
<b>Seller:</b> WEISBERG FAMILY LIMITED PTNSHP #2	<b>Date:</b> 06/26/2013	<b>Price:</b> \$490,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02206/ 00001	<b>Deed2:</b>
<b>Seller:</b> WEISBERG, SEYMOUR S AND	<b>Date:</b> 10/28/1996	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> SM /00549/ 00649	<b>Deed2:</b>

<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2018</b>	<b>07/01/2019</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

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

**Homestead Application Status:** No Application