

RESOLUTION 21-13

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: 135 Mainsail Dr.  
Stevensville, MD

TAX MAP: 0056 GRID: 0018 PARCEL: 0437 LOT: 25 SECTION: TAX ID#: 1804114841

OWNER: James F. Blackwell Jr. and Carol A, Blackwell

OCCUPIED-\_\_ VACANT- X BANK OWNED-\_\_ VACANT LOT-\_\_ RENTED-\_\_

AMOUNT OF ASSESSMENT: \$150.00

ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 24<sup>th</sup>  
day of August, 2021.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[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  
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

VJS

Date: August 12, 2021

RE: Map 0056 Grid 0018 Parcel 0437 Section Lot 25 135 Mainsail Dr. Stevensville, MD 21666

On May 25, 2021, 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 135 Mainsail Dr. in the amount of \$ 250.00



*Queen  
Anne's  
County*

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May 27, 2021

James F. Blackwell Jr.  
Carol A. Blackwell  
135 Mainsail Dr.  
Stevensville, MD 21666

RE: Tax Map 56 Parcel 437 Lot 25

Dear Mr. & Mrs. Blackwell:

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 twenty (20) 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 twenty (20) 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 #
5/26/2021	7976

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

amount enclosed

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<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	135 Mainsail Drive cut overgrown lawn	5/25/2021	150.00
Thank you for your business.		<b>Total</b>	\$150.00



Queen  
Anne's  
County

**County Commissioners:**

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Jack N. Wilson, Jr., District 1  
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May 18, 2021

James F. Blackwell Jr.  
Carol A. Blackwell  
135 Mainsail Dr.  
Stevensville, MD 21666

RE: Tax Map 56 Parcel 437 Lot 25

Dear Mr. & Mrs. Blackwell:

During an investigation of a nuisance complaint on your property 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 on the entire lot 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 20 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  
5/25/21

Search Result for QUEEN ANNE'S COUNTY

[View Map](#)     
 [View GroundRent Redemption](#)     
 [View GroundRent Registration](#)

**Special Tax Recapture: None**

**Account Identifier:** District - 04 **Account Number - 114841**

*Owner Information*

<b>Owner Name:</b>	BLACKWELL JAMES F JR BLACKWELL CAROL A	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	135 MAINSAIL DR STEVENSVILLE MD 21666-2528	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/01096/ 00300

*Location & Structure Information*

<b>Premises Address:</b>	135 MAINSAIL DR STEVENSVILLE 21666-0000	<b>Legal Description:</b>	LOT 25- 11,266 SQ FT ANCHORAGE
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>
0056	0018	0437	8040019.18
<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>
4068			25
<b>Assessment Year:</b>	<b>Plat No:</b>	<b>Plat Ref:</b>	
2021	0029/ 0029		
<b>Town:</b> None			

<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>
2003	2,108 SF		11,266 SF	000000

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
2	NO	STANDARD UNIT	SIDING/	4	2 full/ 1 half	1 Attached	

*Value Information*

	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>	
		As of	As of	As of
		01/01/2021	07/01/2020	07/01/2021
<b>Land:</b>	160,600	165,600		
<b>Improvements</b>	236,100	212,600		
<b>Total:</b>	396,700	378,200	396,700	378,200
<b>Preferential Land:</b>	0	0		

*Transfer Information*

<b>Seller:</b> DAVIDSON DEVELOPMENT INC	<b>Date:</b> 06/12/2003	<b>Price:</b> \$304,558
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> SM /01096/ 00300	<b>Deed2:</b>
<b>Seller:</b> WATERMAN REALTY COMPANY	<b>Date:</b> 09/19/2002	<b>Price:</b> \$811,750
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> SM /00961/ 00082	<b>Deed2:</b>
<b>Seller:</b> WATERMAN, MAREEN D	<b>Date:</b> 11/01/2000	<b>Price:</b> \$1,000,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> SM /00762/ 00396	<b>Deed2:</b>

*Exemption Information*

<b>Partial Exempt Assessments:</b>	<b>Class</b>		
<b>County:</b>	000	07/01/2020	07/01/2021
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	
		0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

**Homestead Application Status:** Approved 01/27/2009

**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.

# NOTICE

THIS PROPERTY IS UNDER THE MANAGEMENT OF GUARDIAN ASSET MANAGEMENT. WHEN IT IS AVAILABLE FOR SALE, ARRANGEMENTS TO INSPECT THE PROPERTY MAY BE MADE THROUGH A REAL ESTATE BROKER OF YOUR CHOICE. THE PROPERTY MAY NOT BE ENTERED UNTIL IT IS OFFERED FOR SALE.

EMERGENCIES OR TO REPORT A PROPERTY CONDITION AT THIS PROPERTY REQUIRING IMMEDIATE ATTENTION SHOULD BE REPORTED TO

**GUARDIAN ASSET MANAGEMENT**

**2021 Hartel Street**

**Levittown, Pa 19057**

**TOLL FREE 1-888-872-9094**

05/17/2021



05/17/2021



05/17/2021



FOR EMERGENCY AGENCIES OR TO REPORT A PROPERTY  
IN POOR CONDITION AT THIS HOME REQUIRING  
IMMEDIATE ATTENTION PLEASE CALL:  
**888-872-9094**

This property has been determined to be vacant/abandoned and been reported to the mortgage servicer. The mortgage servicer intends to protect this property from waste and/or deterioration. This property may have its locks replaced and/or plumbing systems winterized in the next few days.

If this property is NOT VACANT and ABANDONED **05/17/2021**

Guardian Asset Management: (888) 764-9698



05/25/2021



05/25/2021