

RESOLUTION 15-38

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: 101 Wye Harbor Dr.
Queenstown, MD 21658

TAX MAP: 59 GRID: 07 PARCEL: 191 LOT: 1 TAX ID#: 1805035252

OWNER: Federal National Mortgage Assoc.

AMOUNT OF ASSESSMENT: \$225.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 25th
day of August, 2015.

ATTEST:

Mayie Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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

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

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: August 10, 2015

RE: Map 59, Grid 07, Parcel 191, 101 Wye Harbor Dr. Queenstown, MD 21658

On July 17, 2015, 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 101 Wye Harbor Dr. in the amount of \$325.00



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July 27, 2015

Federal National Mortgage Assoc.
P.O. Box 650043
Dallas, TX 75265-0043

RE: Uncut Grass – Map 59 Parcel 191(101 Wye Harbor Dr. Queenstown, MD 21658)

Dear Property Management:

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 \$225.00 bill plus a \$100.00 administrative fee for the total amount of \$325.00. 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 #
7/17/2015	4926

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	101 Wye Harbor dr Cut, trim , and blow lawn and walks.	7/17/2015	225.00
Thank you for your business.		Total	\$225.00



Queen
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DEPARTMENT OF PLANNING & ZONING

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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

June 30, 2015

Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

RE: Tax Map 59, Parcel 191 (101 Wye Harbor Dr. Queenstown, MD 21658)

Dear Property Management:

During an investigation of a nuisance complaint on your property I saw high grass, 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 7 days from the date of this letter to address the violation by cutting the grass. If you do not take steps to address the violation, Queen Anne's County will hire an independent contractor to cut the grass and bill you. Failure to pay the bill 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

ORDER CONTRACTOR
7/8/15
CALLED
CALLMAN 7/9/15