

RESOLUTION 15-45

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: 542 Talbot Road  
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 105 LOT: 21 & 22 TAX ID#: 1804062752

OWNER: David Alther C/O Helga I. Vest

AMOUNT OF ASSESSMENT: \$120.00  
ADMINISTRATIVE FEE : \$100.00

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

ATTEST:

Marye Hornik

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 70, Grid 00, Parcel 105, 542 Talbot Road Stevensville, MD 21666

On July 10, 2015, an independent contractor hired by the Zoning Office to cut 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, ADDRESS in the amount of \$220.00



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Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
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Mark A. Anderson, District 4

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July 27, 2015

David Alther  
C/O Helga Vest  
542 Talbot Rd.  
Stevensville, MD 21666

RE: Tax Map 70, Parcel 105

Dear Ms. Vest:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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 #
7/10/2015	4922

<b>BILL TO</b>
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	542 Talbot rd Cut, trim , and blow lawn and walks.	6/19/2015	120.00
Thank you for your business.		<b>Total</b>	<b>\$120.00</b>



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June 9, 2015

David Alther  
C/O Helga Vest  
542 Talbot Rd.  
Stevensville, MD 21666

**RE:** Tax Map 70 Parcel 105

Dear Ms. Vest:

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

ORDERED CUT  
6/19/15  
CALLED CAZAHAN  
6/19/15 [initials]

Real Property Data Search ( w4)

Guide to searching the database

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 - 062752</b>	
Owner Information			
<b>Owner Name:</b>		<b>ALThER DAVID P</b>	<b>Use:</b> RESIDENTIAL
<b>Mailing Address:</b>		<b>C/O HELGA I VEST 542 TALBOT RD STEVENSVILLE MD 21666-0000</b>	<b>Principal Residence:</b> YES <b>Deed Reference:</b> /00599/ 00546
Location & Structure Information			
<b>Premises Address:</b>		<b>542 TALBOT RD STEVENSVILLE 21666-0000 Waterview</b>	<b>Legal Description:</b> LOTS 21-22, BLK F KENT ISLAND ESTS-SECT 1
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>
0070	0000	0105	
<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>
4009	1	F	21 22
<b>Assessment Year:</b>	<b>Plat No:</b>	<b>Plat Ref:</b>	
2015			
<b>Special Tax Areas:</b>		<b>Town:</b>	<b>NONE</b>
		<b>Ad Valorem:</b>	
		<b>Tax Class:</b>	<b>9</b>
<b>Primary Structure Built</b>	<b>Above Grade Enclosed Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>
1972	916 SF		20,000 SF
<b>County Use</b>			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
1	NO	STANDARD UNIT	ASBESTOS SHINGLE
<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>	
1 full			
Value Information			
	<b>Base Value</b>	<b>Value As of 01/01/2015</b>	<b>Phase-in Assessments As of 07/01/2014</b>
<b>Land:</b>	122,100	141,900	<b>As of 07/01/2015</b>
<b>Improvements</b>	80,700	80,500	
<b>Total:</b>	202,800	222,400	202,800
<b>Preferential Land:</b>	0		209,333
			0
Transfer Information			
<b>Seller:</b> WIBLE, VERNON S & MARSHA T/E		<b>Date:</b> 01/23/1998	<b>Price:</b> \$137,500
<b>Type:</b> ARMS LENGTH MULTIPLE		<b>Deed1:</b> SM /00599/ 00546	<b>Deed2:</b>
<b>Seller:</b> WIBLE, VERNON S & MARSHA, ETAL		<b>Date:</b> 01/23/1998	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> SM /00599/ 00543	<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>07/01/2014</b>	<b>07/01/2015</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>	
<b>Exempt Class:</b>		<b>NONE</b>	
Homestead Application Information			
<b>Homestead Application Status: No Application</b>			

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