

RESOLUTION 15-44

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: 204 Drovers Way  
Stevensville, MD 21666

TAX MAP: 76 GRID: 08 PARCEL: 14 LOT: 7 TAX ID#: 1804072693

OWNER: Beneficial Financial Inc.

AMOUNT OF ASSESSMENT: \$200.00  
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:

Margie A. 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 76, Grid 13, Parcel 14, 204 Drovers Way 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 \$300.00



**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**

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July 27, 2015

Beneficial Finance Inc.  
16745 W. Bernardo Dr.  
San Diego, CA 92127

RE: Tax Map 76, Parcel 14 (204 Drovers Way 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 \$200.00 bill. Plus an administrative fee of \$100.00 for a total of \$300.00. 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	4916

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	204 Drovers way Cut, trim , and blow lawn and walks.	6/11/2015	200.00
Thank you for your business.		<b>Total</b>	\$200.00



**Queen  
Anne's  
County**

**County Commissioners:**

James J. Moran, At Large  
Paul Comfort, 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

May 27, 2015

Beneficial Financial Inc.  
16745 W Bernardo Drive  
San Diego, Ca 92127

RE: Tax Map 76, Parcel 14 (204 Drovers Way, Stevensville MD 21666)

Dear Property Management:

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.*

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,

Joe Pippin  
Zoning Inspector

check grass on June 4th.

NOT CUT 6/4/15

ORDER TO CUT

Called Called  
6/8



Queen  
Anne's  
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive  
Centreville, MD 21617

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

REQUEST FOR NUISANCE INSPECTOR

DATE: 5/22/15 DATE OF VIOLATION: \_\_\_\_\_

PROPERTY ADDRESS: 204 Drovers Way

TAX ACCOUNT NUMBER: 1804072093

MAP: 74 BLOCK: \_\_\_\_\_ PARCEL: 14 Lot 7

PROPERTY OWNER: Adkms, Sandra / Beneficial Financial

COMPLAINANT'S NAME: \* Richard Redling

COMPLAINANT'S ADDRESS: \* 206 Drovers Way

COMPLAINANT'S TELEPHONE NUMBER: \* 410-739-0868

NATURE OF VIOLATION: Abandoned - left grass - Trees in ditch.  
Bushes overgrown, Kids there @ night / - puddling neighbors  
on weekends partying, police called several times.  
yard.

FOLLOW UP: Have checked property. Grass needs  
cutting. I will send letter to Beneficial  
Financial. SP 5/26/15 - Contact DPW  
about Trees in Storm Water Runoff. contact Speedy Tolson.  
Left message

UNFOUNDED:

CITATION ISSUED:

\*OPTIONAL



# QAC Property Report

**204 DROVERS WAY**

05/22/2015

## Address Entered:

**ADKINS SANDRA L**  
**204 DROVERS WAY**  
**STEVENSVILLE, MD 21666**

**Account Number: 1804072693**  
**Map/Parcel/Lot: 0076 0014 7**  
**Area (sqft): 21000.6**

[Link to SDAT](#)



## School Information:

**Elementary School:** *Matapeake*  
**Middle School:** *Matapeake*  
**High School:** *Kent Island*

## Election Precinct:

**Election Precinct:** 6

## Fire District:

**Fire District:** 9

## Commissioners District:

**County Commissioner:**  
**District: 4** *Mark A. Anderson*

[Board of County Commissioners](#)

## Property Information:

- Hydric Soils:**
- Wetlands:**
- Sensitive Species:**
- Conservation lands:**
- Waterfront:**
- Streams:**
- Flood Plain:**
- PFA:**
- Inc. Town:**
- Growth Area:**

## Zoning Information:

**Zoning :** *NC-20*  
**Zoning and Subdivision Regulations**

DISCLAIMER: The map information contained herein is provided "as-is" without warranty of any representation of accuracy, timeliness, reliability, or completeness.

**204 DROVERS WAY**



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Real Property Data Search ( w3)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
<b>Account Identifier:</b>		<b>District - 04 Account Number - 072693</b>								
<b>Owner Information</b>										
<b>Owner Name:</b>		BENEFICIAL FINANCIAL I INC			<b>Use:</b>		RESIDENTIAL NO			
<b>Mailing Address:</b>		16745 W BERNARDO DR SAN DIEGO CA 92127-0000			<b>Principal Residence:</b>		/02285/ 00328			
<b>Deed Reference:</b>		/02285/ 00328								
<b>Location &amp; Structure Information</b>										
<b>Premises Address:</b>		204 DROVERS WAY STEVENSVILLE 21666-0000			<b>Legal Description:</b>		LOT 7, BLK H TOWER GARDENS, PLAT 7			
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	<b>7</b>
0076	0008	0014		4005		H	7	2015		Plat Ref:
<b>Special Tax Areas:</b>					<b>Town:</b>		NONE			
					<b>Ad Valorem:</b>		9			
					<b>Tax Class:</b>		9			
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>		
1978		2,048 SF				21,000 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>				
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	1 Attached					
<b>Value Information</b>										
		<b>Base Value</b>		<b>Value As of</b>		<b>Phase-in Assessments As of</b>		<b>As of</b>		
				01/01/2015		07/01/2014		07/01/2015		
<b>Land:</b>		137,700		137,600						
<b>Improvements</b>		211,400		179,800						
<b>Total:</b>		349,100		317,400		349,100		317,400		
<b>Preferential Land:</b>		0						0		
<b>Transfer Information</b>										
<b>Seller: ADKINS SANDRA L</b>				<b>Date: 05/08/2014</b>		<b>Price: \$482,241</b>				
<b>Type: NON-ARMS LENGTH OTHER</b>				<b>Deed1: /02285/ 00328</b>		<b>Deed2:</b>				
<b>Seller: ADKINS, SANDRA L &amp;</b>				<b>Date: 06/29/2005</b>		<b>Price: \$0</b>				
<b>Type: NON-ARMS LENGTH OTHER</b>				<b>Deed1: SM /01419/ 00001</b>		<b>Deed2:</b>				
<b>Seller: MCINTURFF, DONNA J</b>				<b>Date: 04/15/2002</b>		<b>Price: \$189,900</b>				
<b>Type: ARMS LENGTH IMPROVED</b>				<b>Deed1: SM /00906/ 00633</b>		<b>Deed2:</b>				
<b>Exemption Information</b>										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2014		07/01/2015				
<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>				NONE						
<b>Homestead Application Information</b>										
<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.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.