

RESOLUTION 15-47

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: 105 Northwest Creek Drive
Stevensville, MD 21666-2207

TAX MAP: 76 GRID: 13 PARCEL: 32 LOT: 23 TAX ID#: 1804098765

OWNER: Larry J. Jr. and Anne Atwood

AMOUNT OF ASSESSMENT: \$240.00
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:

Maryje Horne

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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



**Queen
Anne's
County**

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

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: August 10, 2015

RE: Map 76, Grid 13, Parcel 32, 105 Northwest Creek Drive Stevensville, MD 21666-2207

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 \$340.00



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Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

July 27, 2015

Larry J. Atwood Jr.
201 Barren Ridge Rd.
Chester, MD 21619-2207

RE: Tax Map 76, Parcel 32 (105 Northwest Creek Dr. Stevensville 21666)

Dear Atwood:

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 \$240.00 bill. Plus an administrative fee of \$100.00 for a total of \$340.00. 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	4921

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	105 Northwest CREEK DR Cut, trim , and blow lawn and walks.	6/19/2015	240.00
Thank you for your business.		Total	\$240.00



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June 11, 2015

Larry J. Atwood Jr.
201 Barren Ridge Rd.
Chester, MD 21619-2207

RE: Tax Map 76 Parcel 32 (105 Northwest Dr. Stevensville)

Dear Mr. Atwood:

During an investigation of a nuisance complaint on your property that the grass was only partially mowed and the lot should be completely mowed, 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 on the entire lot. 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

SEND CONTRACTOR

Called Customer
6/19/15

Real Property Data Search (w1)

Guide to searching the database

Search Result for QUEEN ANNE S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 098765							
Owner Information									
Owner Name:		ATWOOD LARRY J JR & ANNE T/E				Use:		RESIDENTIAL	
Mailing Address:		201 BARREN RIDGE RD CHESTER MD 21619-2207				Principal Residence:		YES	
						Deed Reference:		/01116/ 00268	
Location & Structure Information									
Premises Address:		105 NORTHWEST CREEK DR STEVENSVILLE 21666-0000				Legal Description:		LOT 23 PLAT 4 CHEWS MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0076	0013	0032		4003			23	2015	4
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:		9	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
2001		3,684 SF				1.1700 AC			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	NO	STANDARD UNIT		SIDING	3 full/ 2 half	1 Detached	2001		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2014		07/01/2015	
Land:		143,400		163,400					
Improvements		374,400		382,500					
Total:		517,800		545,900		517,800		527,167	
Preferential Land:		0						0	
Transfer Information									
Seller:		ATWOOD, LARRY J JR & ANNE T/E				Date:		07/21/2003	
Type:		NON-ARMS LENGTH OTHER				Deed1:		SM /01116/ 00268	
Seller:		BURLINGAME, ROBERT R SOLE OWNER				Date:		11/27/2000	
Type:		NON-ARMS LENGTH OTHER				Deed1:		SM /00766/ 00261	
Seller:		STIDHAM, DONNA MARIE				Date:		10/22/1999	
Type:		ARMS LENGTH VACANT				Deed1:		SM /00703/ 00555	
						Price:		\$0	
						Deed2:			
						Price:		\$0	
						Deed2:			
						Price:		\$85,000	
						Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

- 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.



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REQUEST FOR NUISANCE INSPECTOR

DATE: 6/11/15 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 105 N.W. Creek Dr.

TAX ACCOUNT NUMBER: 1B-04-098765

MAP: 76 BLOCK: 13 PARCEL: 32

PROPERTY OWNER: ATwood, Larry + Anne

COMPLAINANT'S NAME: * Stephen Miller

COMPLAINANT'S ADDRESS: * 107 N.W. Creek Dr. Sternoville

COMPLAINANT'S TELEPHONE NUMBER: * 410-643-1567.

NATURE OF VIOLATION: Grass about 2 feet tall.
Bank hired someone to mow & he only mowed 1/2 the
front yard.

FOLLOW UP: Follow up w/ Mr Miller.

ORDER CUT

UNFOUNDED:

CITATION ISSUED:

OFF KENTPT

*OPTIONAL