

**RESOLUTION** 15-48

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: 308 Oxbow Drive  
Stevensville, MD 21666-3926

TAX MAP: 76 GRID: 08 PARCEL: 14 LOT: 5 TAX ID#: 1804072316

OWNER: Charlotte A. and David MacDonald

AMOUNT OF ASSESSMENT: \$260.00  
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:

Maryie Houch

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 08, Parcel 14, 308 Oxbow Drive Stevensville, MD 21666-3926

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 \$360.00



**Queen  
Anne's  
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Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

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July 27, 2015

David & Charlotte MacDonald  
308 Oxbow Dr.  
Stevensville, MD 21666-3926

RE: Tax Map 76, Parcel 14

Dear Mr. & Mrs. MacDonald:

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 \$260.00 bill. Plus an administrative fee of \$100.00 for a total of \$360.00. 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	4917

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

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	308 Ox Bow <del>lane</del> DR Cut, trim , and blow lawn and walks.	6/11/2015	260.00
Thank you for your business.		<b>Total</b>	\$260.00



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June 1, 2015

David and Charlotte MacDonald  
308 Oxbow Drive  
Stevensville, MD 21666

RE: Tax Map 76, Parcel 14 (308 Oxbow Drive Stevensville, Md. 21666)

Dear Mr. and Mrs. MacDonald:

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 on June 8th

ORDER CUT - JP  
6/8/15

Michael Culler  
6/18/15

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 - 072316</b>								
Owner Information										
<b>Owner Name:</b>		MACDONALD CHARLOTTE A & DAVID T/E		<b>Use:</b> RESIDENTIAL Principal Residence: YES						
<b>Mailing Address:</b>		308 OXBOW DR STEVENSVILLE MD 21666-3926		<b>Deed Reference:</b> /00616/ 00772						
Location & Structure Information										
<b>Premises Address:</b>		308 OXBOW DR STEVENSVILLE 21666-0000		<b>Legal Description:</b> LOT 5, BLK P TOWER GARDENS, PLAT 8						
<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>8</b>
0076	0008	0014		4005		P	5	2015	Plat Ref:	
<b>Special Tax Areas:</b>			<b>Town:</b> NONE			<b>Ad Valorem:</b>			<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		1,572 SF		728 SF		1.0500 AC				
<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>				
Split Foyer	YES	SPLIT FOYER	FRAME	3 full	1 Attached					
Value Information										
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>				
				<b>As of</b>		<b>As of</b>		<b>As of</b>		
				01/01/2015		07/01/2014		07/01/2015		
<b>Land:</b>		141,000		140,500						
<b>Improvements</b>		187,900		163,600						
<b>Total:</b>		328,900		304,100		328,900		304,100		
<b>Preferential Land:</b>		0						0		
Transfer Information										
<b>Seller:</b> MACDONALD, CHARLOTTE A		<b>Date:</b> 05/15/1998		<b>Price:</b> \$0						
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> SM /00616/ 00772		<b>Deed2:</b>						
<b>Seller:</b> MACDONALD, DAVID D &		<b>Date:</b> 07/28/1997		<b>Price:</b> \$0						
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> SM /00578/ 00335		<b>Deed2:</b>						
<b>Seller:</b> MACDONALD, DAVID D		<b>Date:</b> 10/04/1996		<b>Price:</b> \$0						
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> SM /00547/ 00483		<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: Approved 04/10/2010</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.