

RESOLUTION 15-53

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: 102 Monoponson Rd.  
Stevensville, MD 21666

TAX MAP: 80 GRID: 12 PARCEL: 03 LOT: 46 TAX ID#: 1804053133

OWNER: Nils Ingvar Andersson and Therese Kim Andersson

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 27<sup>th</sup>  
day of October, 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: October 13, 2015

RE: Map 80, Grid 12, Parcel 03, 102 Monoponson Rd. Stevensville, MD 21666

On August 20, 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 102 Monoponson Rd. in the amount of \$220.00



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September 23, 2015

Nils and Therese Andersson  
102 Monoponson Dr.  
Stevensville, MD 21666

**RE:** Uncut Grass – Map 80 Parcel 3

Dear Mr. & Mrs. Andersson:

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 \$120.00 bill plus a \$100.00 administrative fee for the total amount 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,

A handwritten signature in black ink that reads "Harold L. Veasel".

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 #
9/10/2015	5033

<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	102 Monaponson Dr. Cut, trim, and blow lawn and walks.	8/20/2015	120.00
Thank you for your business.		<b>Total</b>	\$120.00



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Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

August 4, 2015

Nils & Therese Andersson  
Aspinge 5070  
242 95 Horsby, Sweden

RE: Map 80 Parcel 3 (102 Monoponson Dr. Stevensville, MD 21666)

Dear Mr. & Mrs. Andersson:

During an investigation of an ongoing nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Code Section 19-3B.

**Section 19-3 B Nuisance prohibited.** *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk – old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliances.*

You have seven (7) days from the date of this letter to address this violation. 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 clean up the property 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.

Sincerely,

Harold L. Veasel  
Zoning Inspector



Queen  
Anne's  
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive  
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REQUEST FOR NUISANCE INSPECTOR

DATE: 8/3/15 DATE OF VIOLATION: \_\_\_\_\_

PROPERTY ADDRESS: 102 Monoponsan Dr

TAX ACCOUNT NUMBER: 1804053133

MAP: 80 BLOCK: \_\_\_\_\_ PARCEL: 03

PROPERTY OWNER: Andersons

COMPLAINANT'S NAME: \* Sharon Hoover

COMPLAINANT'S ADDRESS: \* 109 Monoponsan Dr

COMPLAINANT'S TELEPHONE NUMBER: \* 410-643-2872

NATURE OF VIOLATION: Vacant house  
untagged car, refrigerator, pool of standing water  
overgrown grass + trees.

FOLLOW UP: Please call Mrs Hoover

POOL IS EMPTY, GRASS OK 1 CAR & 2 TRAILORS UNTAGGED  
JUNK ON DRIVEWAY IS FALLEN GUTTER, REFRIGERATOR, PALUETS  
OF SHINGLES & STACK OF PLYWOOD

UNFOUNDED:

CITATION ISSUED:

\*OPTIONAL



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August 3, 2015

Nils & Therese Andersson  
Aspinge 5070  
242 95 Horsby, Sweeden

RE: Map 80, Parcel 3 (102 Monoponson Dr. Stevensville, MD 21666)

Dear Mr. & Mrs. Andersson:

During an investigation of a nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Codes Sections 19-3.B Nuisance *prohibited*. *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk – old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliance and 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. Section 19-2 K. Vehicles not legally tagged. (2) A person may not allow the presence of more than one vehicle that is not legally tagged for use on public roads, streets, highways and waterways on parcels 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.*

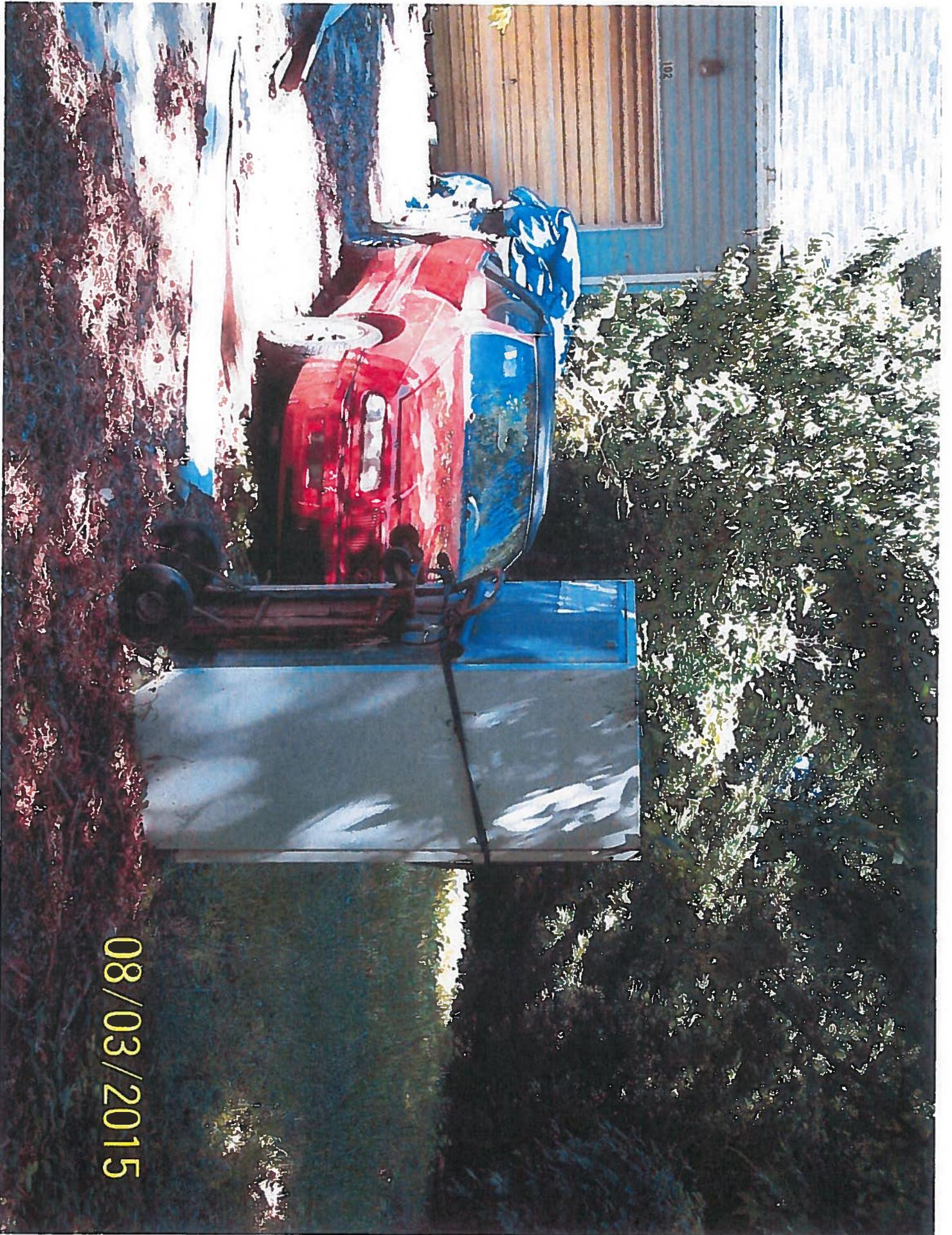
This nuisance has been ongoing since 2011, calls have come in from several complainants and I would like to have it resolved. Therefore, you have seven (7) days from the date of this letter to address the grass violation and fifteen (15) for the junk or a civil citation may be issued. Pertaining to both issues, Queen Anne's County may hire an independent contractor to cut the grass and clean the lot. 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.

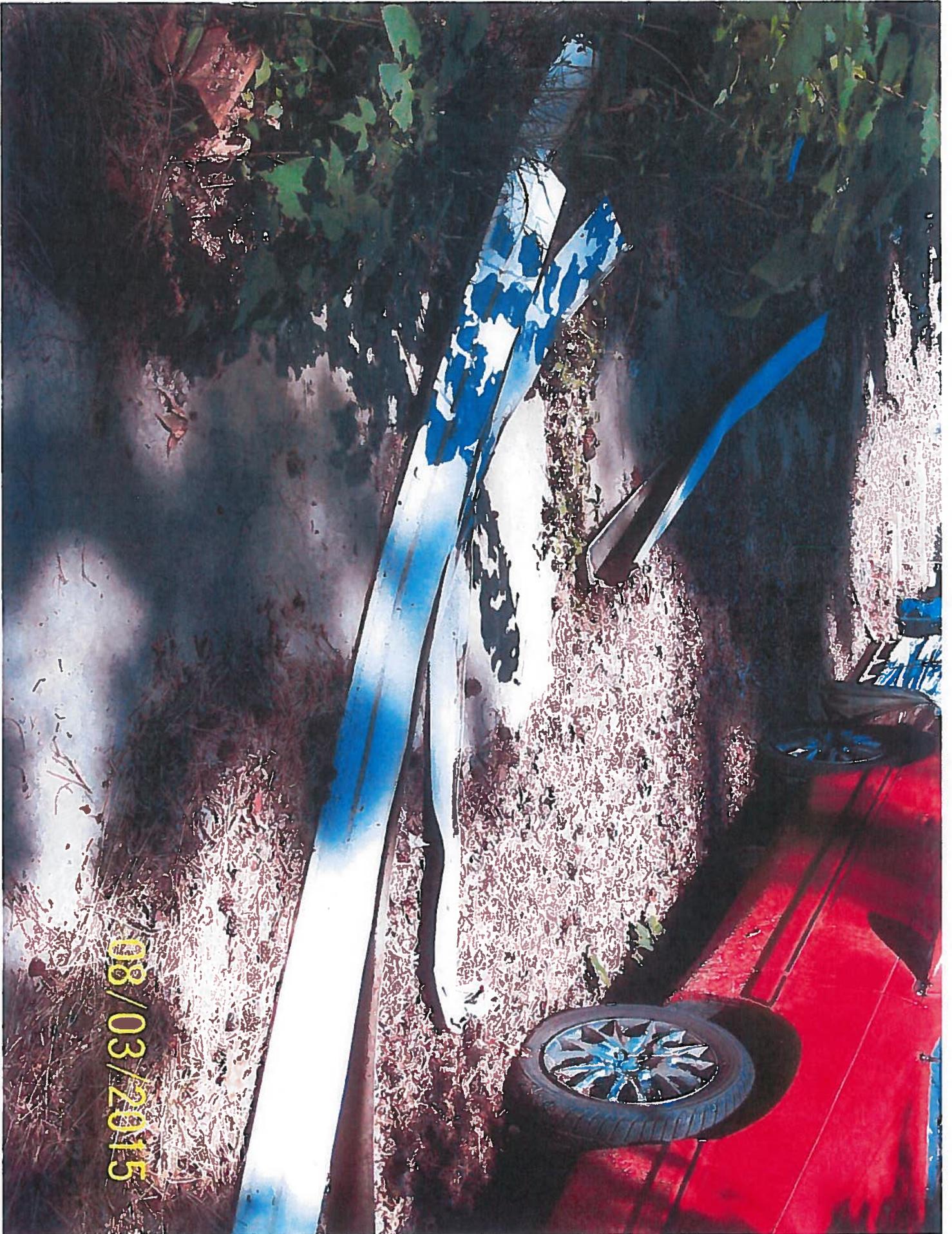
Sincerely,

A handwritten signature in cursive script that reads "Harold Veasel".

Harold Veasel



08/03/2015



08/03/2015



08/03/2015



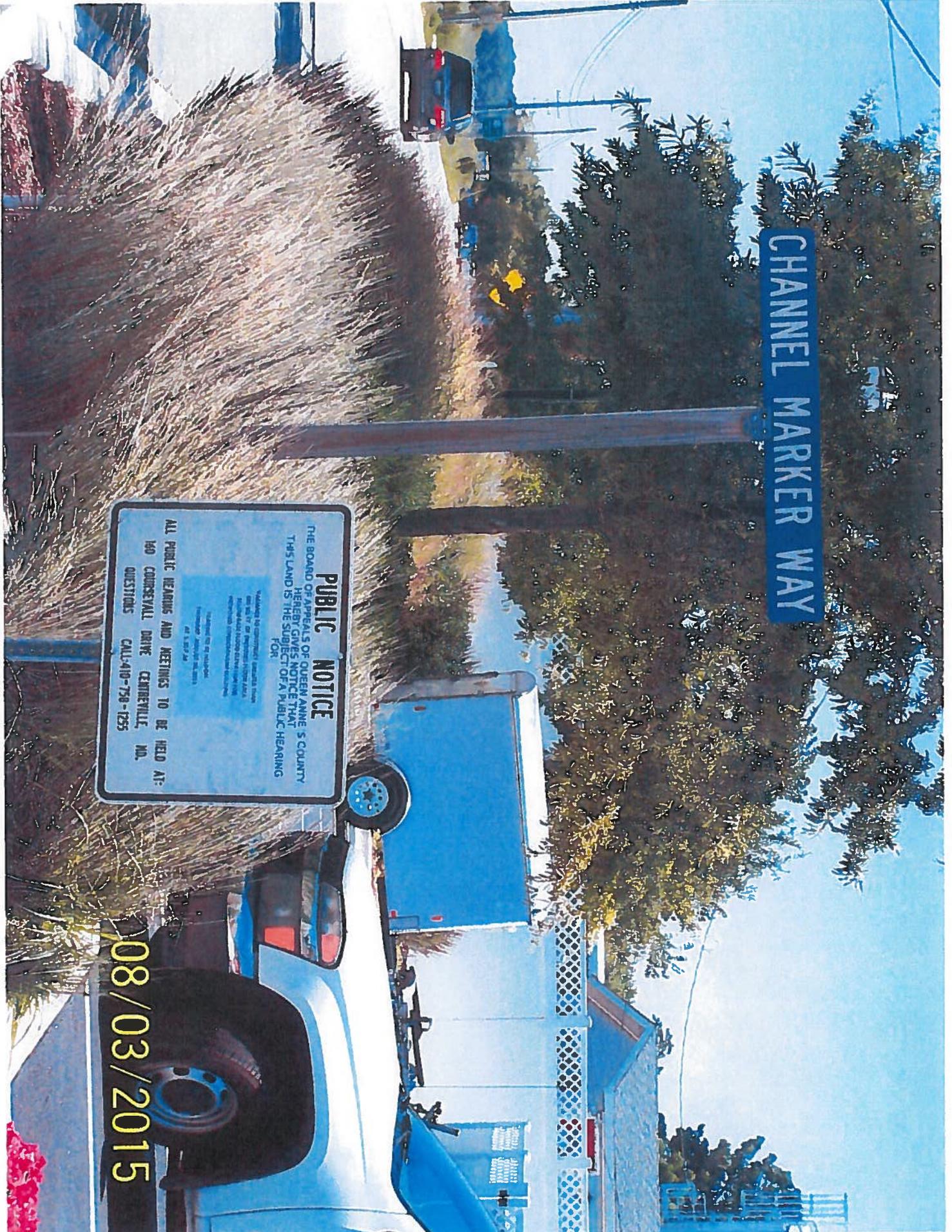


08/03/2015

CHANNEL MARKER WAY

**PUBLIC NOTICE**  
THE BOARD OF APPEALS OF QUEEN ANNE'S COUNTY  
HEREBY GIVES NOTICE THAT  
THIS LAND IS THE SUBJECT OF A PUBLIC HEARING  
FOR  
VALUATION TO CORRECT ERRORS FROM  
AN ACT OF IMPROPER RECORDING  
RECORDING AND RECORDING  
RECORDING INFORMATION  
APPROVED BY THE BOARD  
OF APPEALS  
ON 8/3/2015  
ALL PUBLIC HEARINGS AND MEETINGS TO BE HELD AT:  
160 COURSEWALL DRIVE CARROLLVILLE, MD.  
QUESTIONS CALL 410-758-1255

08/03/2015

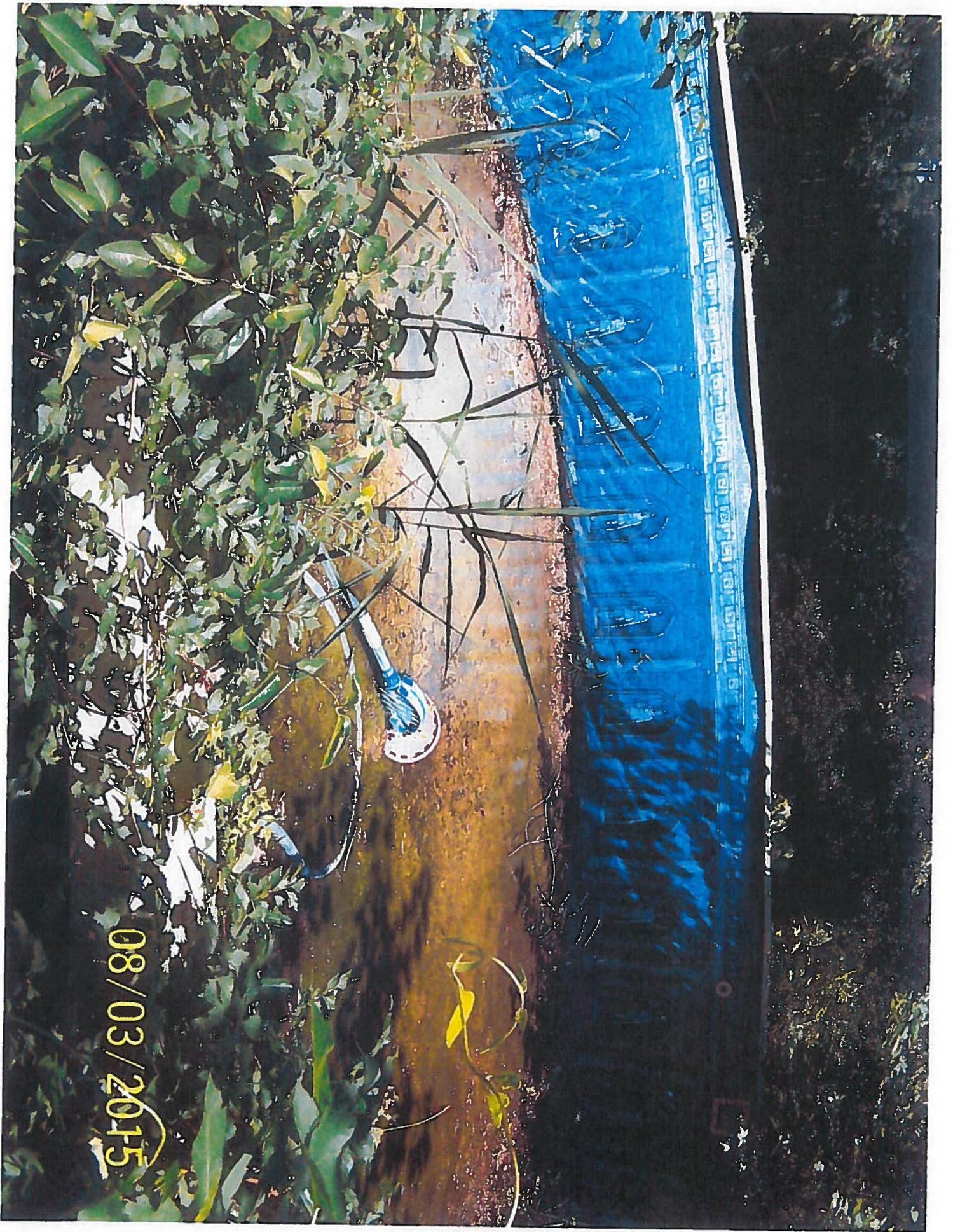




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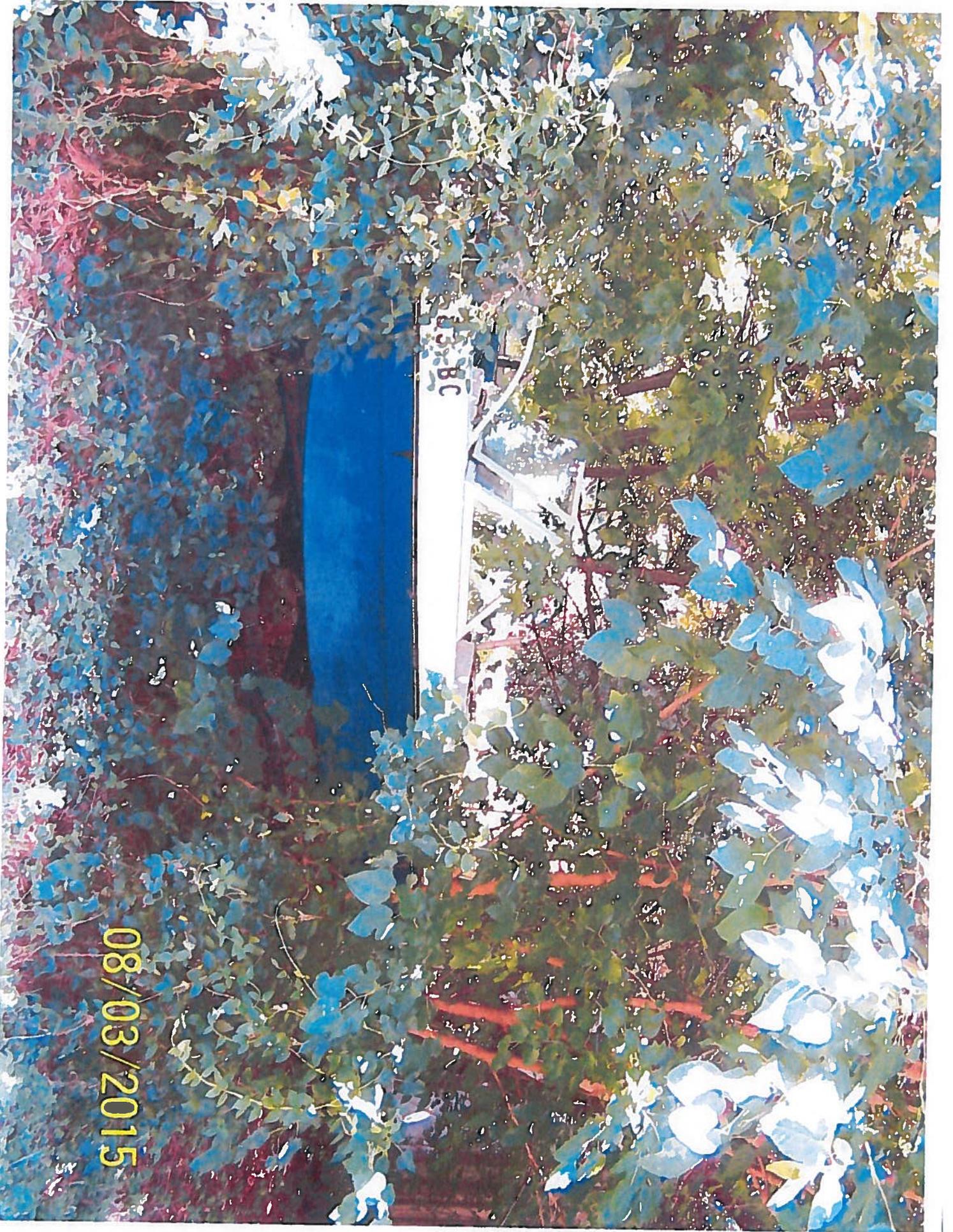
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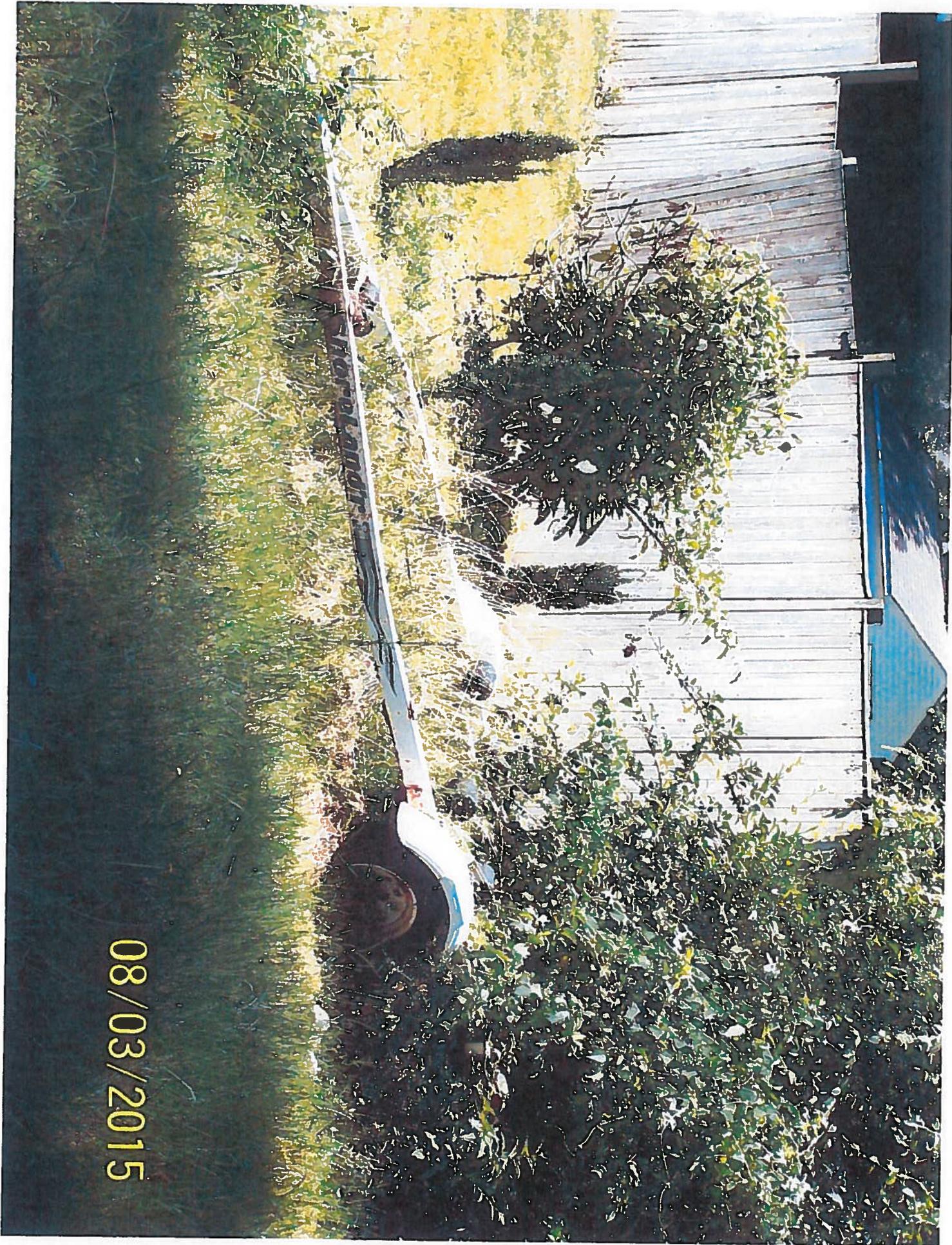
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