

RESOLUTION 15-55

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: \$180.00  
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 76, Grid 13, Parcel 32, 105 Northwest Creek Drive Stevensville, MD 21666-2207

On August 20, 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, 105 Northwest Creek Drive in the amount of \$280.00



*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**

160 Coursevall Drive  
Centreville, MD 21617

Telephone Planning: (410) 758-1255

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September 23, 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 \$180.00 bill. Plus an administrative fee of \$100.00 for a total of \$280.00. 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 #
9/10/2015	5036

<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	105 Northwest Dr. Cut, trim, and blow lawn and walks	8/20/2015	180.00
Thank you for your business.		<b>Total</b>	\$180.00



Queen  
Anne's  
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive  
Centreville, MD 21617

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County Commissioners:

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

August 6, 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 my second investigation of a nuisance complaint on your property that the grass was only partially mowed and the ENTIRE lot should be 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 five (5) 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 CALLAHAN  
8/19/15

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				
<b>Account Identifier:</b>		<b>District - 04 Account Number - 098765</b>								
Owner Information										
<b>Owner Name:</b>		<b>ATWOOD LARRY J JR &amp; ANNE T/E</b>				<b>Use:</b>		<b>RESIDENTIAL</b>		
<b>Mailing Address:</b>		<b>201 BARREN RIDGE RD CHESTER MD 21619-2207</b>				<b>Principal Residence:</b>		<b>YES</b>		
						<b>Deed Reference:</b>		<b>/01116/ 00268</b>		
Location & Structure Information										
<b>Premises Address:</b>		<b>105 NORTHWEST CREEK DR STEVENSVILLE 21666-0000</b>				<b>Legal Description:</b>		<b>LOT 23 PLAT 4 CHEWS MANOR</b>		
<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>4</b>
0076	0013	0032		4003			23	2015	Plat Ref:	
<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>		<b>County Use</b>		
2001		3,684 SF				1.1700 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>				
2	NO	STANDARD UNIT	SIDING	3 full/ 2 half	1 Detached	2001				
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>		
				<b>01/01/2015</b>		<b>07/01/2015</b>		<b>07/01/2016</b>		
<b>Land:</b>		143,400		163,400						
<b>Improvements</b>		374,400		382,500						
<b>Total:</b>		517,800		545,900		527,167		536,533		
<b>Preferential Land:</b>		0						0		
Transfer Information										
<b>Seller: ATWOOD, LARRY J JR &amp; ANNE T/E</b>			<b>Date: 07/21/2003</b>			<b>Price: \$0</b>				
<b>Type: NON-ARMS LENGTH OTHER</b>			<b>Deed1: SM /01116/ 00268</b>			<b>Deed2:</b>				
<b>Seller: BURLINGAME, ROBERT R SOLE OWNER</b>			<b>Date: 11/27/2000</b>			<b>Price: \$0</b>				
<b>Type: NON-ARMS LENGTH OTHER</b>			<b>Deed1: SM /00766/ 00261</b>			<b>Deed2:</b>				
<b>Seller: STIDHAM, DONNA MARIE</b>			<b>Date: 10/22/1999</b>			<b>Price: \$85,000</b>				
<b>Type: ARMS LENGTH VACANT</b>			<b>Deed1: SM /00703/ 00555</b>			<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2015</b>		<b>07/01/2016</b>				
<b>County:</b>		000		0.00		0.00				
<b>State:</b>		000		0.00		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.