

RESOLUTION 15-57

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: ADDRESS 105 Rock Lane
CITY, STATE Stevensville, MD 21666

TAX MAP:80 GRID: 12 PARCEL:03 LOT:17 TAX ID#:1804055845

OWNER: Lizette Gilfeather

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 27th 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 03 105 Rock Lane 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 105 Rock Lane in the amount of \$200.00



*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

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September 23, 2015

Lezete Gilfeather
105 Rock Lane
Stevensville, MD 21666

RE: Tax Map 80 Parcel 03

Dear Ms. Gilfeather:

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 \$100.00 bill. Plus an administrative fee of \$100.00 for a total of \$200.00. 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	5035

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	105 Rock Lane Cut, trim, and blow lawn and walks.	8/20/2015	100.00
Thank you for your business.		Total	\$100.00



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
David L. Dunmyer, District 1
Bob Simmons, District 2
Philip L. Dumenil, District 3
Dave Olds, District 4

DEPARTMENT OF PLANNING & ZONING

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August 12, 2015

Lezete Gilfeather
105 Rock Lane
Stevensville, MD 21666

RE: Tax Map 80, Parcel 03

Dear Ms. Gilfeather:

During an investigation of a nuisance complaint on the referenced property, I have determined that you are in violation of Queen Anne's County Code Section *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 violations. . 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.

Sincerely,

Harold L. Veasel
Zoning/ Nuisance Inspector

SEND CONTRACTOR
CALLED CALLAHAN
8/19/15
HVV

Real Property Data Search (w1)

Guide to searching the database

Search Result for QUEEN ANNES COUNTY

View Map View GroundRent Redemption View GroundRent Registration
Account Identifier: District - 04 Account Number - 055845

Owner Information
Owner Name: GILFEATHER LIZETTE ANN MURE **Use: Principal Residence:** RESIDENTIAL YES
Mailing Address: 105 ROCK LN STEVENSVILLE MD 21666-3855 **Deed Reference:** /01667/ 00167

Location & Structure Information
Premises Address: 105 ROCK LN STEVENSVILLE 21666-0000 **Legal Description:** LOT 17 KENT POINT FARM
Waterview

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0080	0012	0003		4001			17	2015		

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
1961	2,461 SF		12,500 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	FRAME	3 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	106,800	103,900		
Improvements	132,300	225,800		
Total:	239,100	329,700	269,300	299,500
Preferential Land:	0			0

Transfer Information

Seller: GILFEATHER, LIZETE MURE & Type: NON-ARMS LENGTH OTHER	Date: 03/26/2007 Deed1: SM /01667/ 00167	Price: \$0 Deed2:
Seller: GILFEATHER, JOHN P & LIZETE M Type: NON-ARMS LENGTH OTHER	Date: 06/07/2002 Deed1: SM /00925/ 00272	Price: \$0 Deed2:
Seller: GILFEATHER, JOHN P & LIZETTE M Type: ARMS LENGTH MULTIPLE	Date: 04/03/1990 Deed1: MWM /00347/ 00365	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:** NONE
Exempt Class:

Homestead Application information
Homestead Application Status: No Application