

RESOLUTION 15-58

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: 123 Queens Colony High Road
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 70 LOT: 2 TAX ID#: 1804060725

OWNER: Michael Gibson

AMOUNT OF ASSESSMENT: \$150.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th
day of November, 2015.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[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: November 5, 2015

RE: Map 70, Grid 00, Parcel 70, 123 Queens Colony High Road Stevensville, MD 21666

On September 24, 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, 1911 Anchorage Drive in the amount of \$250.00



*Queen
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Jack N. Wilson, Jr., District 1
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October 19, 2015

Michael Gibson
123 Queens Colony High Rd.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 70

Dear Mr. Gibson:

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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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,

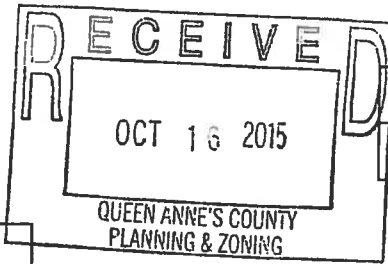
Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Callahan's Lawn Care

P.O. Box 241
Queenstown, MD 21658

Invoice



DATE	INVOICE #
10/10/2015	5088

BILL TO

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	123 Queen's Colony HIGH ROAD Cut, trim, and blow lawn and walks.	9/24/2015	150.00
Thank you for your business.		Total	\$150.00



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September 9, 2015

Michael Gibson
123 Queens Colony High Rd.
Stevensville, MD 21666

RE: Tax Map 70 , Parcel 70

Dear Mr. Gibson:

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.*

Therefore, you have seven (7) days from the date of this letter to address the violation by cutting the grass. 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

ORDER CUT

ORDERED 7/17/15
VIA TEXT

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Account Identifier:	District - 04 Account Number - 060725
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Owner Information			
Owner Name:	GIBSON MICHAEL & SHEILA T/E	Use:	RESIDENTIAL
Mailing Address:	123 QUEENS COLONY HIGHROAD STEVENSVILLE MD 21666	Principal Residence:	YES
		Deed Reference:	/01027/ 00700

Location & Structure Information			
Premises Address:	123 QUEENS COLONY HIGH RD STEVENSVILLE 21666-0000	Legal Description:	LOT 2-BLK L QUEEN ANNE COLONY

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0070	0000	0070		4013		L	2	2015	Plat Ref:	

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		
1987	1,941 SF		28,652 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	NO	STANDARD UNIT	FRAME	2 full/ 1 half	2 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:	173,400	173,400		
Improvements	168,800	172,200		
Total:	342,200	345,600	343,333	344,467
Preferential Land:	0			0

Transfer Information			
Seller: FUNK, DAVID G & VALERIE KAY	Date: 02/05/2003	Price: \$305,300	
Type: ARMS LENGTH IMPROVED	Deed1: SM /01027/ 00700	Deed2:	
Seller: SUNSHINE HOMES, INC	Date: 10/07/1987	Price: \$117,500	
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00290/ 00424	Deed2:	
Seller: SLATER, C ARTHUR, JR & LOIS P	Date: 02/13/1986	Price: \$20,000	
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00246/ 00607	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:	
Exempt Class:		NONE	

Homestead Application Information	
Homestead Application Status:	Approved 04/06/2012