

RESOLUTION 15-59

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: 765 Kimberly Way
Stevensville, MD 21666

TAX MAP: 49 GRID: 00 PARCEL: 45 LOT: 15 TAX ID#: 1804066219

OWNER: Wells Fargo Bank NA Trustee

AMOUNT OF ASSESSMENT: \$100.00
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]
[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: November 5, 2015

RE: Map 49, Grid 00, Parcel 45 , 765 Kimberly Way Stevensville, MD 21666

On September 9, 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 765 Kimberly Way in the amount of \$200.00



*Queen
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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

October 19, 2015

Wells Fargo Bank NA Trustee
3451 Hammond Ave.
Waterloo, IA 50702

RE: Uncut Grass – Map 49 Parcel 45 (765 Kimberly Way Stevensville, MD 21666)

Dear Property Management:

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

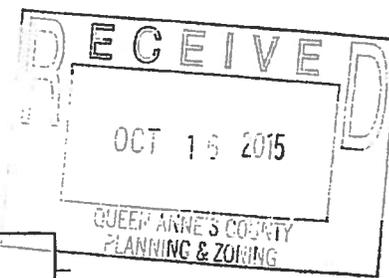
Sincerely,

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 #
10/10/2015	5085

BILL TO

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	765 Kimberly Way Cut, trim , and blow lawn and walks.	9/9/2015	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

160 Coursevall Drive
Centreville, MD 21617

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August 28, 2015

Wells Fargo Bank NA
3451 Hammond Ave.
Waterloo, IA 50702

RE: Tax Map 49, Parcel 45 (765 Kimberly Way, Stevensville)

Dear Property Management:

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,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR

9/8/15

ORDERED VIA TEXT ADDRESS

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 04 Account Number - 066219								
Owner Information										
Owner Name:		WELLS FARGO BANK NA TRUSTEE			Use: Principal Residence:		RESIDENTIAL NO			
Mailing Address:		3451 HAMMOND AVE WATERLOO IA 50702-			Deed Reference:		/02314/ 00050			
Location & Structure Information										
Premises Address:		765 KIMBERLY WAY STEVENSVILLE 21666-0000			Legal Description:		LOT 15, BLK P-PLAT 3 CLOVERFIELDS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0049	0000	0045		4035		P	15	2015		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:		1			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1995		1,344 SF				15,000 SF				
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT		SIDING	2 full					
Value Information										
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:		137,100		144,500						
Improvements		85,000		86,900						
Total:		222,100		231,400		225,200		228,300		
Preferential Land:		0						0		
Transfer Information										
Seller: BAUMGARDNER FORD K			Date: 08/11/2014			Price: \$265,000				
Type: NON-ARMS LENGTH OTHER			Deed1: /02314/ 00050			Deed2:				
Seller: SCHULTZ, MICHAEL T & MELISSA A			Date: 06/09/2004			Price: \$229,900				
Type: ARMS LENGTH IMPROVED			Deed1: SM /01263/ 00001			Deed2:				
Seller: HOMES BY ANGE, INC.			Date: 11/01/1995			Price: \$106,000				
Type: ARMS LENGTH IMPROVED			Deed1: SM /00511/ 00335			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: No Application										

1. This screen allows you to search the Real Property database and display property records.