

RESOLUTION 15-60

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: 501 Main Street
Stevensville, MD 21666

TAX MAP: 56 GRID: 06 PARCEL: 10 LOT: TAX ID#: 1804010132

OWNER: Federal Home Loan Mortgage Corporation

AMOUNT OF ASSESSMENT: \$120.00
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**

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 56, Grid 06, Parcel 10, 501 Main Street Stevensville, MD 21666

On September 25, 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 \$220.00



*Queen
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County*

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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

October 19, 2015

Federal Home Loan Mortgage Co
5000 Plano Pkwy.
Carrollton, TX 75010

RE: Tax Map 56 Parcel 10 (501 Main St. Stevensville, MD 21666)

Dear Property Management:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total 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.

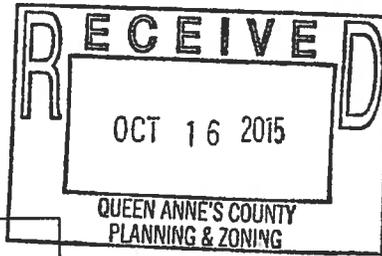
I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00am if you need to contact me.

Sincerely,

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	5090

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

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	501 Main Street Cut, trim , and blow lawn and walks.	9/25/2015	120.00
Thank you for your business.		Total	\$120.00



**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
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DEPARTMENT OF PLANNING & ZONING

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September 17, 2015

Federal Home Loan Mortgage Corp.
5000 Plano Pkwy.
Carrollton, TX 75010

RE: Tax Map 56 Parcel 10 (501 Main St. Stevensville, MD 21666)

Dear Property Management:

During an investigation of a nuisance complaint on your property, I noticed high grass, 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

SEND CONTRACTOR

ORDERED 9/25/15

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				
Account Identifier:		District - 04 Account Number - 010132								
Owner Information										
Owner Name:		FEDERAL HOME LOAN MORTGAGE CORPORATION				Use:		RESIDENTIAL NO		
Mailing Address:		5000 PLANO PKWY CARROLLTON TX 75010-				Principal Residence:		Deed Reference: /02422/ 00361		
Location & Structure Information										
Premises Address:		501 MAIN ST STEVENSVILLE 21666-0000				Legal Description:		LOT 75X200 N/MD RT 18 STEVENSVILLE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0056	0006	0010		4032				2015		
Special Tax Areas:						Town:		NONE		
						Ad Valorem:		1		
						Tax Class:		1		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1951		1,248 SF				15,000 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half	1 Carport					
Value Information										
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:		117,100		125,000						
Improvements		103,800		101,800						
Total:		220,900		226,800		222,867		224,833		
Preferential Land:		0						0		
Transfer Information										
Seller: JONES DALE THOMAS JR				Date: 06/22/2015		Price: \$124,067				
Type: NON-ARMS LENGTH OTHER				Deed1: /02422/ 00361		Deed2:				
Seller: CROUCH, DOROTHY W LIFE ESTATE				Date: 06/10/1997		Price: \$127,500				
Type: ARMS LENGTH IMPROVED				Deed1: SM /00573/ 00164		Deed2:				
Seller: CROUCH, DOROTHY W				Date: 06/22/1995		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00498/ 00090		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										