

RESOLUTION 15-62

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: 209 Ashley Dr.
Centreville, MD 21617

TAX MAP: 34 GRID: 22 PARCEL: 43 LOT: 1 TAX ID#: 1803018385

OWNER: Richard Toomey and Kathleen Allen J/T

AMOUNT OF ASSESSMENT: \$210.00
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
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
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 29, 2015

RE: Map 34, Grid 22, Parcel 43 (209 Ashley Drive Centreville, MD 21617)

On May 18, 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 209 Ashley Dr. Centreville, MD 21617 in the amount of \$ 310.00

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

R E C E I V E OCT 16 2015 QUEEN ANNE'S COUNTY PLANNING & ZONING

Invoice

DATE	INVOICE #
10/10/2015	5089

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	209 Ashley Drive Cut Lawn	9/25/2015	210.00
Thank you for your business.		Total	\$210.00



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August 24, 2015

Richard Toomey
209 Ashley Drive
Centreville, MD 21617

RE: Tax Map 34, Parcel 43 (209 Ashley Drive, Centreville MD)

Dear Mr. Toomey:

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,

James Robinson
Zoning Inspector

*Called called
9/23/15*

Real Property Data Search (w2)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 018385		
Owner Information		
Owner Name:	TOOMEY RICHARD & KATHLEEN M ALLEN J/T	Use: RESIDENTIAL
Mailing Address:	209 ASHLEY DRIVE CENTREVILLE MD 21617	Principal Residence: YES
		Deed Reference: /01378/ 00013
Location & Structure Information		
Premises Address:	209 ASHLEY DR CENTREVILLE 21617-0000	Legal Description: LOT 60 PLAT TWO RECOVERY
Map:	Grid:	Parcel:
0034	0022	0043
Sub District:	Subdivision:	Section:
	3021	
Block:	Lot:	Assessment Year:
	60	2016
Plat No:	Plat Ref:	2
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	4
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1985	2,676 SF	
Property Land Area	County Use	
1.1700 AC		
Stories	Basement	Type
1 1/2	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2013
Land:	121,700	121,700
Improvements	237,900	237,900
Total:	359,600	359,600
Phase-in Assessments As of 07/01/2015		As of 07/01/2016
Preferential Land:	0	359,600
Transfer Information		
Seller: EDWARDS, FRANKLIN DOLAN & SUSAN R	Date: 03/24/2005	Price: \$468,000
Type: ARMS LENGTH IMPROVED	Deed1: SM /01378/ 00013	Deed2:
Seller: CROCKER, MICHAEL S & ASHLEY L	Date: 02/05/1990	Price: \$210,000
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00343/ 00701	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	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
2. [Click here for a glossary of terms.](#)
3. Deleted accounts can only be selected by Property Account Identifier
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



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October 19, 2015

Richard Toomey
209 Ashley Drive
Centreville, MD 21617

RE: Tax Map 0034, Parcel 0043 (209 Ashley Drive Centreville MD 21617)

Dear Mr. Toomey,

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 \$210.00 bill, plus an administrative fee of \$100.00 for a total of \$310.00. 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,

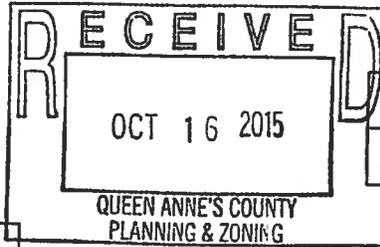
Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658



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