

RESOLUTION 16-21

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: 117 Overlook Dr.
Queenstown, MD 21658

TAX MAP: 66 GRID: 5 PARCEL: 126 LOT: 5 TAX ID#: 1805039207

OWNER: Michael and Pamela Sprinkel

AMOUNT OF ASSESSMENT: \$210.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th
day of July, 2016.

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
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
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: June 29, 2016

RE: Map 66, Grid 5, Parcel 126 (117 Overlook Dr. Queenstown, MD 21658)

On June 6, 2016, 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 117 Overlook Dr. Queenstown, MD 21658 in the amount of \$310.00.



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County Commissioners:

James J. Moran, At Large
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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

June 13, 2016

Micheal S. Sprinkel Sr.
6520 Anchor Loop
Apt. 302
Bradenton, FL 34212-4408

RE: Tax Map 0066, Parcel 0126 (117 Overlook Dr. Queenstown, MD 21658)

To Whom It May Concern:

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

check 6/28/16

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5306

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	117 Overlook Dr Cut, trim , and blow lawn and walks.	5/9/2016	210.00
Thank you for your business.		Total	\$210.00



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April 27, 2016

Michael S. Sprinkel Sr.
6520 Anchor Loop
Apt. 302
Bradenton, FL 34212-4408

RE: Tax Map 0066, Parcel 0126 (117 Overlook Dr. Queenstown, MD 21658) **Grass**

To Whom It May Concern:

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,

Joe Pippin
Zoning Inspector

Not cut!
call Brian, 5/4/16
text Brian the
address to cut. JP

Grass

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 - 05 Account Number - 039207					
Owner Information							
Owner Name:		SPRINKEL MICHAEL S SR SPRINKEL PAMELA B			Use:		RESIDENTIAL
Mailing Address:		6520 ANCHOR LOOP APT 302 BRADENTON FL 34212-4408			Principal Residence:		YES
					Deed Reference:		/00329/ 00218
Location & Structure Information							
Premises Address:		117 OVERLOOK DR QUEENSTOWN 21658-0000			Legal Description:		LOT 5-1.152 ACRES OVERLOOK AT CARMICHAEL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0066	0005	0126		0000			5
Special Tax Areas:					Town:		NONE
					Ad Valorem:		
					Tax Class:		3
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area	
1989		2,672 SF				1.1500 AC	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage	Last Major Renovation	
2	YES	STANDARD UNIT		2 full/ 1 half	1 Attached		
Value Information							
		Base Value		Value As of		Phase-in Assessments As of	
				01/01/2016		07/01/2015	
Land:		136,500		136,500		136,500	
Improvements		242,300		255,600		255,600	
Total:		378,800		392,100		378,800	
Preferential Land:		0				383,233	
						0	
Transfer Information							
Seller:		BAY SOUTH ENTERPRISES, INC			Date:		06/02/1989
Type:		ARMS LENGTH IMPROVED			Deed1:		MWM /00329/ 00218
					Price:		\$260,000
					Deed2:		
Seller:		CARMICHAEL FARM PARTNERSHIP			Date:		10/25/1988
Type:		ARMS LENGTH IMPROVED			Deed1:		MWM /00315/ 00631
					Price:		\$42,900
					Deed2:		
Seller:					Date:		
Type:					Deed1:		
					Price:		
					Deed2:		
Exemption Information							
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016	
County:		000		0.00		0.00	
State:		000		0.00		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.
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.