

RESOLUTION 16-26

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: 141 Penny Lane
Stevensville, MD 21666

TAX MAP: 76 GRID: 00 PARCEL: 51 LOT: 29 TAX ID#: 1804012011

OWNER: Daniel Dottellis

AMOUNT OF ASSESSMENT: \$105.00
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]



*Queen
Anne's
County*

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

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: June 30, 2016

RE: Map 76 Grid 00 Parcel 51 141 Penny Lane Stevensville, MD 21666

On May 12, 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 141 Penny Lane in the amount of \$205.00



*Queen
Anne's
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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

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

Daniel Dottellis
PO Box 2339
Easton, MD 21601-8946

RE: Tax Map 76 Parcel 51 (141 Penny Ln. Stevensville, MD 21666)

Dear Mr. Dottellis:

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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total of \$205.00. 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



Queen
Anne's
County

County Commissioners:

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DEPARTMENT OF PLANNING & ZONING

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Centreville, MD 21617

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April 29, 2016

Daniel Dottellis
PO Box 2339
Easton, MD 21601-8946

RE: Tax Map 76 Parcel 51 (141 Penny Ln. Stevensville, MD 21666)

Dear Mr. Dottellis:

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

TEXT CALA HAN

5/9/16

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 - 012011							
<i>Owner Information</i>									
Owner Name:		DOTTELLIS DANIEL C				Use:		RESIDENTIAL	
Mailing Address:		PO BOX 2339 EASTON MD 21601-8946				Principal Residence:		NO	
						Deed Reference:		/01871/ 00639	
<i>Location & Structure Information</i>									
Premises Address:		141 PENNY LN STEVENSVILLE 21666-0000				Legal Description:		LOT 29, BLK A SECTION 2 ROMANCOKE ON THE BAY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0076	0000	0051		4008	2	A	29	2015	
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	
1977		1,400 SF				13,875 SF			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	NO	STANDARD UNIT		SIDING	2 full				
<i>Value Information</i>									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		96,900		120,800					
Improvements		107,900		124,600					
Total:		204,800		245,400		218,333		231,867	
Preferential Land:		0						0	
<i>Transfer Information</i>									
Seller: HSBC BANK NATIONAL ASSOCIATION				Date: 06/10/2009		Price: \$190,000			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /01871/ 00639		Deed2:			
Seller: HOHENSTEIN, KIMBERLY ANN				Date: 04/24/2009		Price: \$211,200			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /01857/ 00605		Deed2:			
Seller: DAVIDSON, ROBERT FRANKLIN JR &				Date: 12/29/2005		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /01498/ 00102		Deed2:			
<i>Exemption Information</i>									
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							
<i>Homestead Application Information</i>									
Homestead Application Status: Approved 03/02/2010									

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

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5312

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	141 Penny Lane Cut, trim , and blow lawn and walks.	5/12/2016	105.00
Thank you for your business.		Total	\$105.00