

RESOLUTION 16-32

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: 228 Oregon Road
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 82 LOT: 1&3 TAX ID#: 1804002083

OWNER: Robert G. & Jennifer J Kendall

AMOUNT OF ASSESSMENT: \$135.00
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**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

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 30, 2016

RE: Map 70 Grid 00 Parcel 82 228 Oregon Road Stevensville, MD 21666

On May 19, 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 228 Oregon Road in the amount of \$235.00



**Queen
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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

Robert Kendall
349 Narnia Dr. S
Grasonville, MD 21638-1300

RE: Tax Map 70 Parcel 82 (228 Oregon Rd. Stevensville 21666)

Dear Mr. Kendall:

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 \$135.00 bill. Plus an administrative fee of \$100.00 for a total of \$235.00. 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



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Centreville, MD 21617

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April 29, 2016

Robert Kendall
349 Narnia Dr. S
Grasonville, MD 21638-1300

RE: Tax Map 70 Parcel 82

Dear Mr. Kendall:

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

ORDER
CONTRACTOR
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 - 002083							
Owner Information									
Owner Name:		KENDALL G ROBERT KENDALL JENNIFER J				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		349 NARNIA DR S GRASONVILLE MD 21638-1300				Deed Reference:		/01436/ 00337	
Location & Structure Information									
Premises Address:		228 OREGON RD STEVENSVILLE 21666-0000				Legal Description:		LOTS 1-3, BLK G KENT ISLAND ESTS-SECT 3	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0000	0082		4009	3	G	1 3	2015	Plat Ref:
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	
1989		2,089 SF		1394 SF		21,600 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Split Foyer	YES	SPLIT FOYER	FRAME	3 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value As of 01/01/2015		Phase-In Assessments As of 07/01/2015		As of 07/01/2016	
Land:		107,200		121,600					
Improvements		224,000		257,200					
Total:		331,200		378,800		347,067		362,933	
Preferential Land:		0						0	
Transfer Information									
Seller: HOOVER, KEVIN L & BARBARA J			Date: 08/09/2005			Price: \$475,000			
Type: ARMS LENGTH IMPROVED			Deed1: SM /01436/ 00337			Deed2:			
Seller: HENDRICKS, SCOTT E & JEANNINE M			Date: 11/22/1991			Price: \$125,000			
Type: ARMS LENGTH IMPROVED			Deed1: MWM /00383/ 00413			Deed2:			
Seller: WEDEMEYER, WILLIAM E, JR			Date: 05/02/1989			Price: \$34,000			
Type: ARMS LENGTH IMPROVED			Deed1: MWM /00326/ 00918			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									

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5315

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	228 Oregon Rd Cut, trim , and blow lawn and walks.	5/19/2016	135.00
Thank you for your business.		Total	\$135.00