

RESOLUTION 16-33

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: 200 Duke Street
Stevensville, MD 21666

TAX MAP: 56 GRID: 06 PARCEL: 43 LOT: TAX ID#: 1804021053

OWNER: John Thomas Jennings III

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]
[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 76 Grid 06 Parcel 43 200 Duke Street Stevensville, MD 21666

On May 18, 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 200 Duke Street in the amount of \$205.00



**Queen
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160 Coursevall Drive
Centreville, MD 21617

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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

June 13, 2016

John T. Jennings
PO Box 131
Chester, MD 21619

RE: Tax Map 56 Parcel 43 (200 Duke St. Stevensville, MD 21666)

Dear Mr. Jennings:

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



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DEPARTMENT OF PLANNING & ZONING

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Centreville, MD 21617

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May 10, 2016

John T. Jennings III
P.O. Box 131
Chester, MD 21619

RE: Tax Map 56 Parcel 43 (200 Duke St. Stevensville, MD 21666)

Dear Mr. Jennings:

During a routine inspection in your area, I noticed your grass has not been cut. 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
TEXTED CALLAHAN
5/17/16

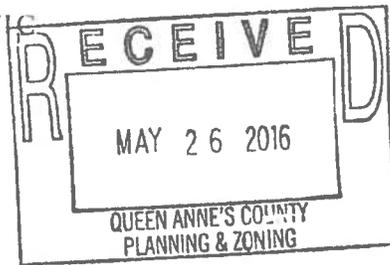
Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 021053							
Owner Information									
Owner Name:		JENNINGS JOHN THOMAS III			Use:		COMMERCIAL/RESIDENTIAL NO		
Mailing Address:		PO BOX 131 CHESTER MD 21619-0000			Principal Residence:		Deed Reference: /02278/ 00264		
Location & Structure Information									
Premises Address:		200 DUKE ST STEVENSVILLE 21666-0000			Legal Description:		LOT 100X155 /SIDE MD RT 18 S/STEVENSVILLE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0056	0006	0043		4032				2015	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		1			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1953		2122				15,500 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	2 full/ 1 half	1 Detached				
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		102,600		100,500					
Improvements		104,900		213,700					
Total:		207,500		314,200		203,400		278,633	
Preferential Land:		0						0	
Transfer Information									
Seller: MICHAEL R FOSTER TRUSTEE			Date: 04/14/2014			Price: \$163,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /02278/ 00264			Deed2:			
Seller:			Date:			Price: \$0			
Type:			Deed1: /00056/ 00019			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			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									

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

ADJUSTFIRST CHIROPRACTIC



May 25, 2016

Mr. Harold Veasel
Zoning Inspector
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21619

RE: Tax Map 51 Parcel 43 (200 Duke Street, Stevensville, MD 21666)
Letter Dated May 10, 2016

Dear Mr. Veasel:

I am the property owner of the above referenced address. I was sent out a letter regarding the grass was in need of cutting and that if it was not completed by May 17th I would be issued a citation and you would hire an independent contractor to come and do so. I did not receive this letter until May 16th as I was on the west coast.

I feel that this is a very unfair timeline especially due to the amount of rain we have been receiving over the last 20 plus days or so. I had hired a landscaper to come to my property to plant flowers, cut grass etc but due to the weather they were backed up, and were coming to take care of my property Monday May 23rd. I am shocked to hear that I will be charged a \$100 administrative fee, plus the independent contractor's fee. As this is my first and only offense with the county, I am asking that the Administrative fee be waived and that I can only hope it is a fair pricing from the independent contractor, as I am fully aware of what a creditable landscaper charge to simply mow the grass.

I am not sure if you are familiar with this property but I have invested lots of money to improve this home that was in foreclosure and really should have been condemned especially that it was so close to a school, it had rodents and was uncared for, for many years. What I am finding more shocking is that the school grounds that are connected to my property have not been cared for as well, have they been issued a citation as well?

Thank you in advance for understanding and concern into my inquiry and request, should you have any information I can be reached at my office 410-643-7100.

Sincerely,


Dr. John T. Jennings III

It's Your Future...
Be There Healthy!

5 Chester Plaza
Chester, MD 21619-2418
fax: 410.643.9493
Office: 410.643.7100

13 N. 6th Street
Denton, MD 21629
fax: 410.479.1167
Office: 410.479.1007

email: jcc@adjustfirst.com
www.adjustfirst.com

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5314

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	200 Duke St. Cut, trim , and blow lawn and walks.	5/18/2016	105.00
Thank you for your business.		Total	\$105.00