

RESOLUTION

14-85

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: 903 May Lane
Stevensville, MD 21666

TAX MAP: 49 GRID: 00 PARCEL: 35 LOT: 7 TAX ID#: 1804065042

OWNER: Rudolph Manili

AMOUNT OF ASSESSMENT: \$150.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of November, 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

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: November 8, 2016

RE: Map 49 Grid 00 Parcel 35 903 May Lane Stevensville, MD 21666

On September 1, 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 903 May Lane in the amount of \$250.00



*Queen
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October 24, 2016

Rudolph Manili
200 Terrapin Grove Apt 310
Stevensville, MD 21666-3732

RE: Tax Map 49 Parcel 35 (903 May Ln)

Dear Mr. Manili:

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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
9/26/2016	5505

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	903 May Lane cut overgrown lawn	9/1/2016	150.00

Thank you for your business.	Total	\$150.00
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Queen
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110 Vincit St., Suite 104
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County Commissioners:

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August 23, 2016

Rudolph Manili
200 Terrapin Grove Apt 310
Stevensville, MD 21666-3732

RE: Tax Map 49 Parcel 35 (903 May Ln. Stevensville)

Dear Mr. Manili:

During routine inspections 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 8/31/16
REAR YARD



**Queen
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County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckley, District 3
Mark A. Anderson, District 4

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August 23, 2016

Rudolph Manili
903 May Ln.
Stevensville, MD 21666-2215

RE: Tax Map 49 Parcel 35

Dear Mr. Manili:

During routine inspections 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



QUEEN ANNE'S COUNTY
PERMIT DIVISION

410-758-4088

REQUEST FOR NUISANCE INSPECTOR

DATE: 8/22/16 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 903 MAY LN

TAX ACCOUNT NUMBER: 1804065042

MAP: 0049 BLOCK: C PARCEL: 0035

PROPERTY OWNER: RUDOLPH MANILI

COMPLAINANT'S NAME: * CINDY KOENE (CLOVERFIELDS HOA)

COMPLAINANT'S ADDRESS: * PO BOX 488 STEVENSVILLE

COMPLAINANT'S TELEPHONE NUMBER: * _____

NATURE OF VIOLATION: HIGH GRASS

FOLLOW UP: NEED TO CUT REAR ALSO

SEND LETTER

UNFOUNDED:

*OPTIONAL

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 - 065042

Owner Information

Owner Name: MANILI RUDOLPH E **Use:** RESIDENTIAL
Mailing Address: 903 MAY LN STEVENSVILLE MD 21666-2215 **Principal Residence:** YES
Deed Reference: /00467/ 00077

Location & Structure Information

Premises Address: 903 MAY LN STEVENSVILLE 21666-0000 **Legal Description:** LOT 7-BLK C-PLAT 2 CLOVERFIELDS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0049	0000	0035		4035		C	7	2015	2	

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
1981	1,056 SF		17,100 SF	

Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage	Last Major Renovation
1	NO	STANDARD UNIT		1 full		

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	137,300	144,700		
Improvements	66,100	67,400		
Total:	203,400	212,100	209,200	212,100
Preferential Land:	0			0

Transfer Information

Seller: HAISLIP, TERRANCE L & DIANA J Type: ARMS LENGTH IMPROVED	Date: 06/17/1994 Deed1: MWM /00467/ 00077	Price: \$107,000 Deed2:
Seller: COURSEY, CALVIN & MARY ANN Type: ARMS LENGTH IMPROVED	Date: 01/10/1986 Deed1: MWM /00244/ 00871	Price: \$57,500 Deed2:
Seller: JACKSON CREEK ENTERPRISES, INC Type: ARMS LENGTH IMPROVED	Date: 10/13/1981 Deed1: MWM /00179/ 00331	Price: \$44,900 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
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: Approved 01/10/2012

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.