

RESOLUTION 16-90

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: 558 Talbot Road
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 105 LOT: 30P29 TAX ID#: 1804020715

OWNER: Susanna Rossano

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]



**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: November 8, 2016

RE: Map 70 Grid 00 Parcel 105 558 Talbot Road Stevensville, MD 21666

On September 23, 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 558 Talbot Road in the amount of \$250.00



*Queen
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October 24, 2016

Susanna Rossano
209 Pintail Ct.
Glen Burnie, MD 21060-7574

RE: Tax Map 70 Parcel 105 (558 Talbot Rd. Stevensville, MD 21666)

Dear Ms. Rossano:

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	5517

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	558 Talbot in kent island estates cut overgrown lawn	9/23/2016	150.00
		Total	\$150.00



Queen
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County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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Telephone Permits: (410) 758-4088
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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

September 13, 2016

Susanna Rossano
209 Pintail Ct.
Glen Burnie, MD 21060-7574

RE: Tax Map 70 Parcel 105 (558 Talbot Rd. Stevensville, MD)

Dear Ms. Rossano:

During an investigation of a nuisance complaint on your property I saw tall grass, 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.*

Therefore, you have seven (7) days from the date of this letter to address the violation by cutting the grass. If you do not take steps to address this violation within seven (7) days from the date of this letter, Queen Anne's County will hire an independent contractor to cut the grass and bill you for the cost. Failure to pay the bill within fifteen (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

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 - 020715**

Owner Information

Owner Name: **ROSSANO SUSANNA M** **Use:** **RESIDENTIAL**
Mailing Address: **209 PINTAIL CT** **Principal Residence:** **YES**
 GLEN BURNIE MD 21060- **Deed Reference:** **/02263/ 00115**

Location & Structure Information

Premises Address: **558 TALBOT RD** **Legal Description:** **LOTS 30-PT OF LOT 29**
 STEVENSVILLE 21666-0000 **BLK F, SECT 1**
 KENT ISLAND ESTATES

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0000	0105		4009	1	F	30P29	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
1979	1,344 SF	864 SF	15,000 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
Split Foyer	YES	SPLIT FOYER	FRAME	2 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:	97,100	121,000		
Improvements	178,400	175,800		
Total:	275,500	296,800	289,700	296,800
Preferential Land:	0			0

Transfer Information

Seller: TSELENTAKIS SUSANNA M	Date: 02/12/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02263/ 00115	Deed2:
Seller: WINGARD, GARY N AND CATHY A	Date: 09/23/1999	Price: \$174,000
Type: ARMS LENGTH IMPROVED	Deed1: SM /00699/ 00101	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: 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.