

RESOLUTION 14-93

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: 922 Kimberly Way
Stevensville, MD 21666

TAX MAP: 49 GRID: 00 PARCEL: 37 LOT: 12 TAX ID#: 1804066766

OWNER: HSBC Bank USA

AMOUNT OF ASSESSMENT: \$60.00
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:

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Margie A. Houck

[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 37 922 Kimberly Way 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 922 Kimberly Way in the amount of \$160.00

DEPARTMENT OF PLANNING & ZONING



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October 24, 2016

HSBC Bank USA
One Home Campus
MAC F2303-03R
Des Moines, IA 50328

RE: Tax Map 49 Parcel 37 (922 Kimberly Way Stevensville, MD 21666)

Dear Property Management:

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 \$60.00 bill. Plus an administrative fee of \$100.00 for a total of \$160.00. 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

Real Property Data Search (v3)

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 - 066766
Owner Information		
Owner Name:	HSBC BANK USA	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	ONE HOME CAMPUS MAC F2303-03R DES MOINES IA 50328-	Deed Reference: /02589/ 00215
Location & Structure Information		
Premises Address:		Legal Description:
922 KIMBERLY WAY STEVENSVILLE 21666-0000		LOT 12, BLK E-PLAT 4 CLOVERFIELDS
Map:	Grid:	Parcel:
0049	0000	0037
Sub District:	Subdivision:	Section:
	4035	E
Block:	Lot:	Assessment Year:
E	12	2015
Plat No:	Plat Ref:	4
	0027/ 0091	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	1
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1995	2,163 SF	1368 SF
Property Land Area	County Use	
31,493 SF		
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2015
Land:	138,700	146,100
Improvements	309,600	304,900
Total:	448,300	451,000
Preferential Land:	0	0
		Phase-in Assessments As of 07/01/2016
		450,100
		As of 07/01/2017
		451,000
		0
Transfer Information		
Seller: CHAMPION TIM	Date: 09/29/2016	Price: \$390,146
Type: NON-ARMS LENGTH OTHER	Deed1: /02589/ 00215	Deed2:
Seller: CHAMPION, TIM &	Date: 09/18/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: SM /00584/ 00149	Deed2:
Seller: M.T.P., INC.	Date: 09/29/1995	Price: \$120,000
Type: NON-ARMS LENGTH OTHER	Deed1: SM /00513/ 00943	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2016
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2017
Exempt Class:	NONE	0.00 0.00
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.



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Robert Charles Buckley, District 3
Mark A. Anderson, District 4

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August 23, 2016

Tim & Kelley Champion
922 Kimberly Way
Stevensville, MD 21666-2244

RE: Tax Map 49 Parcel 37

Dear Mr. & Mrs. Champion:

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

SPOKE WITH TIM CHAMPION
OWNED BY WELLS FARGO BANK

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

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Account Identifier: District - 04 Account Number - 066766		
<i>Owner Information</i>		
Owner Name:	CHAMPION TIM & KELLEY JEAN CHAMPION	Use: RESIDENTIAL
Mailing Address:	922 KIMBERLY WAY STEVENSVILLE MD 21666-2244	Principal Residence: YES
		Deed Reference: /00584/ 00149
<i>Location & Structure Information</i>		
Premises Address: 922 KIMBERLY WAY STEVENSVILLE 21666-0000		Legal Description: LOT 12, BLK E-PLAT 4 CLOVERFIELDS
Map:	Grid:	Parcel:
0049	0000	0037
Sub District:	Subdivision:	Section:
	4035	
Block:	Lot:	Assessment Year:
E	12	2015
Plat No:	Plat Ref:	4
	0027/0091	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	1
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1995	2,163 SF	1368 SF
		Property Land Area
		31,493 SF
County Use		
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Detached
		Last Major Renovation
<i>Value Information</i>		
	Base Value	Value
		As of
		01/01/2015
		Phase-In Assessments
		As of
		07/01/2016
		As of
		07/01/2017
Land:	138,700	146,100
Improvements	309,600	304,900
Total:	448,300	451,000
Preferential Land:	0	450,100
		451,000
		0
<i>Transfer Information</i>		
Seller: CHAMPION, TIM &	Date: 09/18/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: SM /00584/ 00149	Deed2:
Seller: M.T.P., INC.	Date: 09/29/1995	Price: \$120,000
Type: NON-ARMS LENGTH OTHER	Deed1: SM /00513/ 00943	Deed2:
Seller: GELBMACHER, WILTON E, EDITH &	Date: 05/31/1995	Price: \$20,000
Type: ARMS LENGTH VACANT	Deed1: SM /00496/ 00162	Deed2:
<i>Exemption Information</i>		
Partial Exempt Assessments:	Class	07/01/2016
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
<i>Homestead Application Information</i>		
Homestead Application Status: No Application		

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Sincerely,

Harold L. Veasel
Zoning Inspector

DEPARTMENT OF PLANNING AND ZONING

QUEEN ANNE'S COUNTY
110 VINCIT STREET, SUITE 104
CENTREVILLE, MARYLAND 21617

RETURN SERVICE REQUESTED

Handwritten signature

**Tim & Kelley Champion
922 Kimberly Way
Stevensville, MD 21666-2244**



212 N7E 1 516C0008/26/16
RETURN TO SENDER
CHAMPION IMPROVEMENTS INC
516 DOMINION RD
CHESTER MD 21619-2700

21617@1876
RETURN TO SENDER
[Barcode]

Callahan's Lawn Care

**P.O. Box 241
Queenstown, MD 21658**

Invoice

DATE	INVOICE #
9/26/2016	5506

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	922 Kimberly Way cut overgrown lawn	9/1/2016	60.00
Thank you for your business.		Total	\$60.00