

RESOLUTION 16-95

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: 105 Northwest Creek Drive
Stevensville, MD 21666

TAX MAP: 76 GRID: 13 PARCEL: 32 LOT: 23 TAX ID#: 1804098765

OWNER: Bank of New York Mellon

AMOUNT OF ASSESSMENT: \$225.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23rd 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 76 Grid 13 Parcel 32 105 Northwest Creek Drive Stevensville, MD 21666

On October 13, 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 105 Northwest Creek Drive in the amount of \$325.00

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617



*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

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
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October 24, 2016

Bank of New York Mellon
C/O Specialized Loan Serv.
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

RE: Tax Map 76 Parcel 32 (105 Northwest Creek Dr. 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 \$225.00 bill. Plus an administrative fee of \$100.00 for a total of \$325.00. 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 #
10/14/2016	5571

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	105 Northwest Creek cut overgrown lawn	10/13/2016	225.00
Thank you for your business.		Total	\$225.00



**Queen
Anne's
County**

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

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

September 29, 2016

Bank of New York Mellon
C/O Specialized Loan Serv.
8742 Lucent Blvd STE 300
Highlands Ranch, CO 80129

RE: Tax Map 76 Parcel 32 (105 Northwest Creek Dr. Stevensville, 21666)

Dear Property Management:

During an investigation of a nuisance complaint on your property I noticed your grass has not been cut in the rear yard. 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
TREAT 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 - 098765**

Owner Information

Owner Name:	BANK OF NEW YORK MELLON	Use:	RESIDENTIAL
Mailing Address:	C/O SPECIALIZED LOAN SERV 8742 LUCENT BLVD STE 300 HIGHLANDS RANCH CO 80129-	Principal Residence:	NO
		Deed Reference:	/02553/ 00407

Location & Structure Information

Premises Address:	105 NORTHWEST CREEK DR STEVENSVILLE 21666-0000	Legal Description:	LOT 23 PLAT 4 CHEWS MANOR
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4
0076	0013	0032		4003			23	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
2001	3,684 SF		1.1700 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	SIDING	3 full/ 2 half	1 Detached	2001

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments	
			As of 07/01/2016	As of 07/01/2017
Land:	143,400	163,400		
Improvements	374,400	382,500		
Total:	517,800	545,900	536,533	545,900
Preferential Land:	0			0

Transfer Information

Seller: ATWOOD LARRY J JR	Date: 06/27/2016	Price: \$453,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02553/ 00407	Deed2:
Seller: ATWOOD, LARRY J JR & ANNE T/E	Date: 07/21/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: SM /01116/ 00268	Deed2:
Seller: BURLINGAME, ROBERT R SOLE OWNER	Date: 11/27/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: SM /00766/ 00261	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