

RESOLUTION 16-97

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: Queen Anne Rd.
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 101 LOT: 57 & 59 TAX ID#: 1804027132

OWNER: Cora L. Kane

AMOUNT OF ASSESSMENT: \$135.00
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 101 Queen Anne Rd. 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 Queen Anne Rd. in the amount of \$235.00



*Queen
Anne's
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 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

October 24, 2016

Cora Kane
2800 Nicodemus Rd.
Westminster, MD 21157-7506

RE: Tax Map 70 Parcel 101 (Queen Anne Rd. Stevensville, MD 21666)

Dear Ms. Kane:

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 \$135.00 bill. Plus an administrative fee of \$100.00 for a total of \$235.00. 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	5514

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	Triangle lot on point of dorchester and queen anne in kent island estates cut overgrown lawn	9/23/2016	135.00
Thank you for your business.		Total	\$135.00



*Queen
Anne's
County*

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

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 12, 2016

Cora Kane
2800 Nicodemus Rd.
Westminster, MD 21157-7506

RE: Tax Map 70 Parcel 101 (Queen Anne Rd. Stevensville, MD 21666)

Dear Ms. Kane:

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



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 9-9-16 DATE OF VIOLATION: ongoing

PROPERTY ADDRESS: Queen Anne & Dorchester Rd

(Kent Island Estates)

TAX ACCOUNT NUMBER: 1804 027132

MAP: 70 BLOCK: _____ PARCEL: 101

PROPERTY OWNER: Cora Kane

COMPLAINANT'S NAME: * Mrs Wolfe

COMPLAINANT'S ADDRESS: * 368 Queen Anne Rd

COMPLAINANT'S TELEPHONE NUMBER: * 410 643 1366

NATURE OF VIOLATION: Triangle lot /
County cut in June / July but
it is grown again

FOLLOW UP: SEND LETTER

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL



**Queen
Anne's
County**

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

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 12, 2016

Cora Kane
2800 Nicodemus Rd.
Westminster, MD 21157-7506

RE: Tax Map 70 Parcel 101 (Queen Anne Rd. Stevensville, MD 21666)

Dear Ms. Kane:

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.

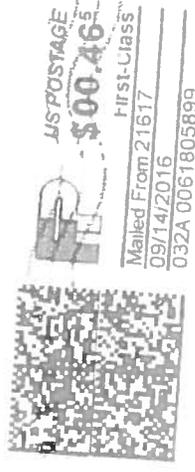
Sincerely,

Harold L. Veasel
Zoning Inspector

DEPARTMENT OF PLANNING AND ZONING

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

RETURN SERVICE REQUESTED



WTF

Cora Kane
2800 Nicodemus Rd.
Westminster, MD 21157-7506

NIXIE 212 7E 1 0009/20/16
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

AC: 21617187610 *2831-05045-14-33
09/14/2016 10:00 AM

21157-7506 7506