

RESOLUTION 17-20

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: 104 Old Love Point Rd.  
Stevensville, MD 21666-2364

TAX MAP: 0048 GRID: 0024 PARCEL: 0105 LOT: 12 TAX ID#: 1804006267

OWNER: Bruce S. Smith Sr.

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8<sup>th</sup>  
day of August, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[Signature]  
[Signature]  
[Signature]  
[Signature]



**Queen  
Anne's  
County**

**County Commissioners:**

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

**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

To: County Commissioners

**ACTION ITEM**

From: James H. Barton, III  
Zoning Administrator

Date: July 7, 2017

RE: Map 0048 Grid 0024 Parcel 0105 104 Old Love Point Rd. Stevensville, MD 21666-2364

On June 13, 2017, 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 ~~601 Kimberly Way~~ <sup>104 Old Love Point Rd</sup> in the amount of \$250.00

DEPARTMENT OF PLANNING & ZONING



*Queen  
Anne's  
County*

110 Vincit St., Suite 104  
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June 21, 2017

Bruce S. Smith Jr.  
104 Old Love Point Rd.  
Stevensville, MD 21666-2364

RE: Tax Map 48 Parcel 105

Dear Mr. Smith:

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**

<b>DATE</b>	<b>INVOICE #</b>
6/17/2017	5786

<b>BILL TO</b>
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville, Md 21617

amount enclosed

<b>TERMS</b>

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>SERVICED</b>	<b>AMOUNT</b>
cut	104 Old love point rd cut overgrown lawn	5/10/2017	150.00
Thank you for your business.		<b>Total</b>	<b>\$150.00</b>



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Anne's  
County**

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May 2, 2017

Bruce S. Smith Jr.  
104 Old Love Point Rd.  
Stevensville, MD 21666-2364

RE: Tax Map 48 Parcel 105

Dear Mr. Smith:

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  
TEXT 5/9/17  
RENTED CALLAHAN

Real Property Data Search (v1)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
<b>Account Identifier:</b>		<b>District - 04 Account Number - 006267</b>							
<b>Owner Name:</b>		SMITH BRUCE S JR				<b>Use:</b>		RESIDENTIAL	
<b>Mailing Address:</b>		104 OLD LOVE POINT RD STEVENSVILLE MD 21666-2364				<b>Principal Residence:</b>		YES	
<b>Premises Address:</b>		104 OLD LOVE POINT RD STEVENSVILLE 21666-0000				<b>Deed Reference:</b>		02318/00248	
<b>Premises Address:</b>		104 OLD LOVE POINT RD STEVENSVILLE 21666-0000				<b>Legal Description:</b>		LOTS 1-2, LOT 70X211 E/OLD LOVE PT RD STEVENSVILLE	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0048	0024	0105		4032			1 2	2015	Plat Ref:
<b>Special Tax Areas:</b>					<b>Town:</b>		NONE		
					<b>Ad Valorem:</b>				
					<b>Tax Class:</b>		1		
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1910		2,081 SF				14,770 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
2 1/2	NO	STANDARD UNIT	SIDING	1 full					
<b>Value Information</b>									
			<b>Base Value</b>	<b>Value As of 01/01/2015</b>	<b>Phase-In Assessments As of 07/01/2016</b>		<b>As of 07/01/2017</b>		
<b>Land:</b>			117,000	124,900					
<b>Improvements</b>			88,100	146,800					
<b>Total:</b>			205,100	271,700	249,500		271,700		
<b>Preferential Land:</b>			0				0		
<b>Transfer Information</b>									
<b>Seller:</b> SMITH BRUCE S JR			<b>Date:</b> 08/25/2014		<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> 02318/00246		<b>Deed2:</b>				
<b>Seller:</b> SMITH BRUCE S JR			<b>Date:</b> 08/25/2014		<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> 02318/00242		<b>Deed2:</b>				
<b>Seller:</b> SMITH BRUCE S JR &			<b>Date:</b> 10/31/2013		<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> 02235/00342		<b>Deed2:</b>				
<b>Exemption Information</b>									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2016</b>		<b>07/01/2017</b>			
<b>County:</b>		000		0.00		0.00			
<b>State:</b>		000		0.00		0.00			
<b>Municipal:</b>		000		0.00		0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>					
<b>Exempt Class:</b>				NONE					
<b>Homestead Application Information</b>									
<b>Homestead Application Status:</b> Approved					03/18/2009				
<b>Homeowners' Tax Credit Application Information</b>									
<b>Homeowners' Tax Credit Application Status:</b> No Application					<b>Date:</b>				

1. This screen allows you to search the Real Property database and display property records
2. Click [here](#) for a glossary of terms
3. Defeeted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.