

RESOLUTION 17-22

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: 601 Kimberly Way
Stevensville, MD 21666-0334

TAX MAP: 0048 GRID: 0000 PARCEL: 0142 LOT: 1 TAX ID#: 1804015185

OWNER: Edward V. & Mary T. Condon

AMOUNT OF ASSESSMENT: \$105.00
ADMINISTRATIVE FEE: \$100.00

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

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

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: July 7, 2017

RE: Map 0048 Grid 0000 Parcel 0142 601 Kimberly Way Stevensville, MD 21666-0334

On May 9, 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 in the amount of \$205.00



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June 20, 2017

Edward Condon
601 Kimberly Way
Stevensville, MD 21666-0334

RE: Tax Map 48 Parcel 142

Dear Mr. Condon:

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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total of \$205.00. 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



PROPERTY DEBT RESEARCH

2697 580202 MUS
1441254*
EMAIL REQUEST

CODE ENFORCEMENT & PERMIT REQUEST

REQUESTED DATE: 6/16/2017

CLOSING DATE:

ATTENTION:

SUBJECT PROPERTY INFORMATION

QUEEN ANNES COUNTY DEPARTMENT OF
PLANNING & ZONING
160 COURSEVAIL DR

Address: 601 KIMBERLY WAY

CENTREVILLE, MD 21517

Folio: 04-015185

Ph. 410-758-4088

Legal: CLOVERFIELDS BLK: U LOT: 1

Fax 410-758-2905

Seller: CONDON, EDWARD V & MARY T

Buyer: TBD

Our office has been contracted to perform a municipal search on the above-mentioned property. Please provide any information from your department for any open code violations, complaints and/or liens against this property. Please also provide information on any open or expired permits at this property.

~ Thank you very much for your assistance in this matter. ~

Please provide our office with specific documentation pertaining to the code & permit issue(s) listed below

see attached violation

- There are NO code issues associated with this property.
- There are NO permit issues associated with this property.

<u>Code Case #:</u>	<u>Violation Description:</u>	<u>Daily Fine(s):</u>	<u>Lien:</u>	<u>Balance & Good Thru date</u>
_____	<u>see attached</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
_____	_____	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
_____	_____	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____

Permit #: _____ For: _____ Status: _____

This information completed by: Vivian Swinson Date: 6-17-17

Contact #: 410-748-4088 Email address: vswinson@gac.org

***** Thank you for your assistance in obtaining this information. *****
Please fax back to 239-316-4013 or email to responses@propertydebtresearch.com
Please contact us at 877-543-6669 with any questions about this request.

Callahan's Lawn Care
P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/17/2017	5787

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	601 Kimberly way cut overgrown lawn	5/9/2017	105.00
Thank you for your business.			Total \$105.00

Jennifer MacGlashan

From: Jennifer MacGlashan
Sent: Tuesday, June 20, 2017 11:39 AM
To: 'PDR Responses'
Subject: 601 KIMBERLY WAY, STEVENSVILLE
Attachments: img-620113645-0001.pdf

Please see the attached requested information.

Jennifer J. MacGlashan

Queen Anne's County
Planning & Zoning
Permit Review
410-758-4088
410-758-3972 Fax

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

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May 2, 2017

Edward Condon
601 Kimberly Way
Stevensville, MD 21666-0334

RE: Tax Map 48 Parcel 142

Dear Mr. Condon:

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

5/9/17

TEXTED CALLAHAN

Real Property Data Search Results

Search Results for QUEENANNES COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 015185							
Owner Name:		CONDON EDWARD V & MARY T T/E				Use:		RESIDENTIAL	
Mailing Address:		601 KIMBERLY WAY STEVENSVILLE MD 21666-0334				Principal Residence:		YES	
Premises Address:		601 KIMBERLY WAY STEVENSVILLE 21666-0000				Legal Description:		LOT 1-BLK U CLOVERFIELDS-PLAT 1	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0048	0000	0142		4035		U	1	2015	1
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:		1	
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1995		1,592 SF				16,200 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	2 full 1 half	1 Attached				
		Base Value		Value As of 01/01/2015		Phase-In Assessments As of 07/01/2016		As of 07/01/2017	
Land:		137,200		144,800					
Improvements:		133,200		164,100					
Total:		270,400		308,700		295,933		308,700	
Preferential Land:		0						0	
Seller:		BUCK LOUIS M & HEATHER A T/E		Date: 09/28/2004		Price: \$305,000			
Type:		ARMS LENGTH IMPROVED		Deed1: SM /01300/ 00552		Deed2:			
Seller:		MOSSMAN, MARY E		Date: 01/16 1998		Price: \$135,500			
Type:		ARMS LENGTH IMPROVED		Deed1: SM /00599/ 00759		Deed2:			
Seller:		MAGNOLIA, MICHAEL AND GIVENDOLYN		Date: 02/09 1996		Price: \$99,900			
Type:		NON-ARMS LENGTH OTHER		Deed1: SM /00520/ 00502		Deed2:			
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Status:		No Application							
Homeowners' Tax Credit Application Status:		No Application				Date:			

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.
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.

DEPARTMENT OF PLANNING & ZONING



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