

RESOLUTION 17-50

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: 542 Talbot Rd.
Stevensville, MD 21666

TAX MAP: 70 GRID: 00 PARCEL: 105 LOT: 21 & 22 TAX ID#: 1804062752

OWNER: David P. Alther

AMOUNT OF ASSESSMENT: \$75.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th
day of September, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephanie E. White
Gregory M. ...
Robert C. ...
W. ...



**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: August 24, 2017

RE: Map 70 Grid 00 Parcel 195 542 Talbot Rd. Stevensville, MD 21666

On June 22, 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 542 Talbot Rd. in the amount of \$175.00



**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

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

August 15, 2017

Bayview Loan Servicing LLC
4425 Ponce De Leon Blvd.
Coral Gables, FL 33146

RE: Tax Map Parcel

Dear Mr. NAME:

The enclosed invoice was initiated in June and sent on August 8, 2017. I received the letter back on August 14, 2017 and researched property tax records and found that you had taken possession of the property on August 8, 2017. As the owner of the property you will be held responsible if this isn't payed and a lien will be placed upon the property. Your recourse would be for you to pursue the former owner for reimbursement. This office received no inquiry of violations on this property before the sale.

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



*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

August 8, 2017

David Alther
C/O Helga Vest
542 Talbot Rd.
Stevensville, MD 21666

RE: Tax Map 70, Parcel 105

Dear Ms. Vest:

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 \$75.00 bill. Plus an administrative fee of \$100.00 for a total of \$175.00. 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



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
David L. Dunmyer, District 1
Bob Simmons, District 2
Philip L. Dumenil, District 3
Dave Olds, 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

June 12, 2017

David Alther
C/O Helga Vest
542 Talbot Rd.
Stevensville, MD 21666

RE: Tax Map 70, Parcel 105 Lot 21 & 22

Dear Mr. Alther & Ms. Vest:

During a routine inspection in your area I noticed overgrown grass on your lot, 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

Real Property Data Search (w/)

Search Results for: QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Account Identifier:		District - 04 Account Number - 062752							
Order Information									
Owner Name:		ALTHEA DAVID P		Use Principal Residence: RESIDENTIAL YES					
Mailing Address:		C/O HELGA I VEST 542 TALEOT RD STEVENSVILLE MD 21666-0000		Deed Reference: /00399/00546					
Order Information									
Premises Address:		542 TALEOT RD STEVENSVILLE 21666-0000 View Map		Legal Description: LOTS 21-22, BLK F KENT ISLAND ESTS-SECT 1					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0000	0105		4009	1	F	21 22	2015	
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:		9	
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1972		916 SF				20,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full					
Base Value			Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2015		07/01/2016		07/01/2017		
Land:			122,100		141,900				
Improvements:			80,700		80,500				
Total:			202,800		222,400		215,867		222,400
Preferential Land:			0						0
Order Information									
Seller: WIBLE, VERNON S & MARSHA T/E		Date: 01/23/1998		Price: 5137,500					
Type: ARMS LENGTH MULTIPLE		Deed1: SM/00599/00546		Deed2:					
Seller: WIBLE, VERNON S & MARSHA, ETAL		Date: 01/23/1998		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: SM/00599/00543		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Order Information									
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.

Callahan's Lawn Care

P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
7/11/2017	5857

BILL TO
Queen Annes County Att. Jim Barton 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	542 Talbot rd cut overgrown lawn	6/22/2017	75.00
Thank you for your business.		Total	\$75.00

Real Property Data Search (w2)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 062752							
<i>Owner Information</i>									
Owner Name:		BAYVIEW LOAN SERVICING LLC			Use:		RESIDENTIAL		
Mailing Address:		4425 PONCE DE LEON BLVD 5TH FLOOR CORAL GABLES FL 33146			Principal Residence:		NO		
					Deed Reference:		R02748/00112		
<i>Location & Structure Information</i>									
Premises Address:		542 A BOT RD STEVENSVILLE 21666-0000 Waterview			Legal Description:		LOTS 21-22, BLK F KENT ISLAND ESTS-SECT 1		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0000	0105		4009	1	F	21 22	2018	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		9		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1972		916 SF				20,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full					
<i>Value Information</i>									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2017		07/01/2018	
Land:		141,900		141,900					
Improvements:		80,500		80,500					
Total:		222,400		222,400		222,400			
Preferential Land:		0							
<i>Transfer Information</i>									
Seller: ALTHER DAVID P				Date: 08/07/2017		Price: \$151,000			
Type: NON-ARMS LENGTH OTHER				Deed1: R02748/00112		Deed2:			
Seller: ALTHER DAVID P				Date: 08/28/2017		Price: \$151,000			
Type: ARMS LENGTH MULTIPLE				Deed1: R02726/00122		Deed2:			
Seller: WIBLE, VERNON S & MARSHA T/E				Date: 01/23/1998		Price: \$137,500			
Type: ARMS LENGTH MULTIPLE				Deed1: SM R00599/00546		Deed2:			
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00		0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
<i>Homestead Application Information</i>									
Homestead Application Status: No Application									
<i>Homeowners' Tax Credit Application Information</i>									
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.



**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

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

August 15, 2017

Bayview Loan Servicing LLC
4425 Ponce De Leon Blvd.
Coral Gables, FL 33146

RE: Tax Map 70 Parcel 105 (542 Talbot Rd. Stevensville, MD 21666)

Dear Property Management:

The enclosed invoice was initiated in June and sent on August 8, 2017. I received the letter back on August 14, 2017 and researched property tax records and found that you had taken possession of the property on August 8, 2017. As the owner of the property you will be held responsible if this isn't payed and a lien will be placed upon the property. Your recourse would be for you to pursue the former owner for reimbursement. This office received no inquiry of violations on this property before the sale.

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

Real Property Data Search - w2

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 062752							
Owner Name:		BAYVIEW LOAN SERVICING LLC				Use Principal Residence:		RESIDENTIAL NO	
Mailing Address:		4425 PONCE DE LEON BLVD 5TH FLOOR CORAL GABLES FL 33146-				Deed Reference:		/02748/ 00112	
Premises Address:		542 TALBOT RD STEVENSVILLE 21666-0000 Waterview				Legal Description:		LOTS 21-22, BLK F KENT ISLAND ESTS-SECT 1	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Ptal No, Ptal Ref:
0070	0000	0105		4009	1	F	21 22	2018	
Special Tax Areas					Town:		NONE		
					Ad Valorem:				
					Tax Class:		9		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1972		916 SF				20,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 Full					
			Base Value	Value As of	Phase-In Assessments				
				01/01/2015	As of	As of			
				141,900	07/01/2017	07/01/2018			
Land:			141,900	141,900					
Improvements			80,500	80,500					
Total:			222,400	222,400	222,400				
Preferential Land:			0						
Seller:		Date:		Price:					
ALTHER DAVID P		08/07/2017		\$0					
Type:		Deed1:		Deed2:					
NON-ARMS LENGTH OTHER		/02748/ 00112							
Seller:		Date:		Price:					
ALTHER DAVID P		06/28/2017		\$151,000					
Type:		Deed1:		Deed2:					
ARMS LENGTH MULTIPLE		/02726/ 00122							
Seller:		Date:		Price:					
WIBLE, VERNON S & MARSHA T/E		01/23/1998		\$137,500					
Type:		Deed1:		Deed2:					
ARMS LENGTH MULTIPLE		SM /00599/ 00546							
Partial Exempt Assessments:		Class			07/01/2017	07/01/2018			
County:		000			0.00				
State:		000			0.00				
Municipal:		000			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.