

**RESOLUTION** 18-37

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: 904 Chesapeake Drive  
Stevensville, MD 21666

TAX MAP: 56 GRID: 00 PARCEL: 397 LOT: 14 TAX ID#: 1804056434

OWNER: Josefina T. Zepeda

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 14<sup>th</sup>  
day of August, 2018.

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  
Jack N. Wilson Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson  
Zoning Administrator

Date: July 26, 2018

RE: Map 56 Grid 00 Parcel 397 904 Chesapeake Drive Stevensville, MD 21666

On June 15, 2018, 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 904 Chesapeake Drive in the amount of \$250.00

## DEPARTMENT OF PLANNING & ZONING



**Queen  
Anne's  
County**

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

July 10, 2018

Josefina T. Zepeda  
904 Chesapeake Dr.  
Stevensville, MD 21666

RE: Tax Map 56 Parcel 397 Lot 14

Dear Ms. Zepeda:

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. If payment has not been made in the fifteen (15) day period the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel  
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



**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  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

June 7, 2018

Josefina T. Zepeda  
904 Chesapeake Dr.  
Stevensville, MD 21666

RE: Tax Map 56 Parcel 397 Lot 14

Dear Ms. Zepeda:

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  
6/14/18

## Real Property Data Search ( w2)

## Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
<b>Account Identifier:</b>		<b>District - 04 Account Number - 056434</b>							
Owner Information									
<b>Owner Name:</b>		ZEPEDA JOSEFINA T & NUMA E VASQUEZ-ARJONA J/T			<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		904 CHESAPEAKE DR STEVENSVILLE MD 21666			<b>Principal Residence:</b>		YES		
					<b>Deed Reference:</b>		/01619/ 00397		
Location & Structure Information									
<b>Premises Address:</b>		904 CHESAPEAKE DR STEVENSVILLE 21666-0000			<b>Legal Description:</b>		LOT 14-BLK 8-SECT 1 BAY CITY		
<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>
0056	0000	0397		4031	1	8	14	2018	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>	
2004		1,939 SF				15,000 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>		
1 1/2	NO	STANDARD UNIT		SIDING	2 full/ 1 half	1 Attached			
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
<b>Land:</b>		147,100		161,000					
<b>Improvements</b>		234,800		256,500					
<b>Total:</b>		381,900		417,500		381,900		393,767	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller:</b> PINCUS, JEFFREY &				<b>Date:</b> 11/14/2006		<b>Price:</b> \$505,000			
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> SM /01619/ 00397		<b>Deed2:</b>			
<b>Seller:</b> LIGHTHOUSE DEVELOPMENT LLC				<b>Date:</b> 08/24/2004		<b>Price:</b> \$419,000			
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> SM /01294/ 00649		<b>Deed2:</b>			
<b>Seller:</b> WILSON, MENDEL W				<b>Date:</b> 08/28/2003		<b>Price:</b> \$115,000			
<b>Type:</b> ARMS LENGTH VACANT				<b>Deed1:</b> SM /01139/ 00422		<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2017		07/01/2018			
<b>County:</b>		000		0.00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		NONE							
Homestead Application Information									
<b>Homestead Application Status:</b> No Application									
Homeowners' Tax Credit Application Information									
<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.

**Callahan's Lawn Care**

**P.O. Box 241  
Queenstown, MD 21658**

**Invoice**

<b>DATE</b>	<b>INVOICE #</b>
7/2/2018	6308

<b>BILL TO</b>
Queen Annes County Att. Vivian Swindon 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

<b>TERMS</b>

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>SERVICED</b>	<b>AMOUNT</b>
cut	904 Chesapeake Dr. cut overgrown lawn	6/15/2018	150.00
Thank you for your business.		<b>Total</b>	<b>\$150.00</b>