

RESOLUTION 18-38

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 Road
Stevensville, MD 21666

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

OWNER: Olena Tychynska

AMOUNT OF ASSESSMENT: \$135.00
ADMINISTRATIVE FEE: \$100.00

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

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephan E. Eiler
Gregory W. Blodgett
Keith C. Birch
Wendell O. Anderson



**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 70 Grid 00 Parcel 105 542 Talbot Road Stevensville, MD 21666

On June 29, 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 542 Talbot Road in the amount of \$235.00

DEPARTMENT OF PLANNING & ZONING



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July 10, 2018

Olena Tychynska
542 Talbot Rd.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 105 Lot 21&22

Dear Ms. Tychynska:

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. 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



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June 21, 2018

Olena Tychynska
542 Talbot Rd.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 105 Lot 21&22

Dear Ms. Tychynska:

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~~ SEND CONTRACTOR

Real Property Data Search (w4)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Account Identifier:		District - 04 Account Number - 062752							
Owner Information									
Owner Name:	TYCHYNSKA OLENA		Use:	RESIDENTIAL					
Mailing Address:	542 TALBOT RD STEVENSVILLE MD 21666-		Principal Residence:	YES					
			Deed Reference:	/02887/ 00116					
Location & Structure Information									
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:	Plat No:
0070	0000	0105		4009	1	F	21 22	2018	Plat Ref:
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					
Value Information									
		Base Value	Value	Phase-In Assessments					
			As of	As of	As of				
			01/01/2018	07/01/2017	07/01/2018				
Land:		141,900	153,600						
Improvements		80,500	29,600						
Total:		222,400	183,200	222,400	183,200				
Preferential Land:		0			0				
Transfer Information									
Seller: BAYVIEW LOAN SERVICING LLC		Date: 04/24/2018		Price: \$87,000					
Type: NON-ARMS LENGTH OTHER		Deed1: /02887/ 00116		Deed2:					
Seller: ALTHER DAVID P		Date: 08/07/2017		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: /02748/ 00112		Deed2:					
Seller: ALTHER DAVID P		Date: 06/28/2017		Price: \$151,000					
Type: ARMS LENGTH MULTIPLE		Deed1: /02726/ 00122		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2017	07/01/2018					
County:	000		0.00						
State:	000		0.00						
Municipal:	000		0.00 0.00	0.00 0.00					
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application				Date:					

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
7/2/2018	6313

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	542 Talbot rd cut overgrown lawn	6/29/2018	135.00
Thank you for your business.		Total	\$135.00