

RESOLUTION 18-58

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: 203 Gravel Run Rd.
Grasonville, MD 21638

TAX MAP: 058H GRID: 0018 PARCEL: 0287 LOT: TAX ID#: 1805002346

OWNER: Nellie Butler/William Green C/O Stephanie Cheers

AMOUNT OF ASSESSMENT: \$120.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 11th
day of September, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephanie Cheers
William Green
Gregory B. B. B.
Paul C. B. B.
W. C. B. B.



**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: August 31, 2018

RE: Map 058H Grid 0018 Parcel 0287 203 Gravel Run Rd. Grasonville, MD 21638

On June 2, 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 203 Gravel Run Rd. in the amount of \$220.00



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June 20, 2018

Nellie Butler/William Green
C/O Stephanie Cheers
758 Christiana Rd. APT. 209
Newark, DE 19713

RE: Tax Map 58H Parcel 287 (203 Gravel Run Rd. Grasonville, MD 21638)

Dear Ms. Cheers :

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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**

County Commissioners:

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

DEPARTMENT OF PLANNING & ZONING

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Centreville, MD 21617

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May 24, 2018

Nellie May Butler then to
William L. Green
C/O Stephanie Cheers
758 Christiana Rd. APT. 209
Newark, DE 19713

RE: Tax Map 58H Parcel 287 (203 Gravel Run Rd. Grasonville, MD 21638)

Dear Ms. Cheers:

During an investigation of a nuisance complaint on your property 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
5/31/18



QUEEN ANNE'S COUNTY
PERMIT DIVISION

410-758-4088

REQUEST FOR NUISANCE INSPECTOR

DATE: 5/23/18 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 203 GRAVEL RUN RD

TAX ACCOUNT NUMBER: 1805002346

MAP: 0584 BLOCK: _____ PARCEL: 0287

PROPERTY OWNER: NELLIE BUTLER TO WILLIAM GREEN C/O STEPHANIE CAEELS

COMPLAINANT'S NAME: * GERTRUDE WHITTINGTON

COMPLAINANT'S ADDRESS: * 212 GRAVEL RUN RD

COMPLAINANT'S TELEPHONE NUMBER: * 410-827-8109

NATURE OF VIOLATION: HIGH GRASS

FOLLOW UP: SEND LETTER

UNFOUNDED:

*OPTIONAL



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 5/23/18 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 203 Gravel Run

TAX ACCOUNT NUMBER: 1805002346

MAP: 58H BLOCK: _____ PARCEL: 287

PROPERTY OWNER: Nellie Butler / William Green

COMPLAINANT'S NAME: * Roberts

COMPLAINANT'S ADDRESS: * 138 Gravel Run

COMPLAINANT'S TELEPHONE NUMBER: * 4108279154

NATURE OF VIOLATION: Grass as tall as
the windows

FOLLOW UP: _____

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

Real Property Data Search (w2)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 002346							
Owner Information									
Owner Name:	BUTLER NELLIE MAY L/E THEN TO GREEN WILLIAM LOUIS					Use:	RESIDENTIAL		
Mailing Address:	C/O STEPHANIE CHEERS 758 CHRISTIANA ROAD APT 209 NEWARK DE 19713-					Principal Residence:	YES		
						Deed Reference:	/00857/ 00092		
Location & Structure Information									
Premises Address:		203 GRAVEL RUN RD GRASONVILLE 21638-0000				Legal Description:		LOT 40000 SQ FT E/SIDE GRAVEL RUN R IN GRASONVILLE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058H	0018	0287		0000				2016	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		2		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1946		920 SF				40,000 SF			
Stories	Basement	Type	Exterior		Full/Half Bath	Garage	Last Major Renovation		
1 1/2	NO	STANDARD UNIT	ASBESTOS SHINGLE		1 full				
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:	88,500		93,700						
Improvements	27,900		36,100						
Total:	116,400		129,800		125,333		129,800		
Preferential Land:	0						0		
Transfer Information									
Seller: BUTLER, NELLIE				Date: 11/26/2001			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00857/ 00092			Deed2:		
Seller:				Date: 05/11/1981			Price: \$0		
Type:				Deed1: MWM /00174/ 00340			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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: Denied									
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 #
6/3/2018	6235

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	203 Gravel Run cut overgrown lawn	6/2/2018	120.00
Thank you for your business.		Total	\$120.00