

**RESOLUTION** 18-70

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: 620 Dominion Rd.  
Chester, MD 21619

TAX MAP: 57 GRID: 15 PARCEL: 210 LOT: TAX ID#:1804053931

OWNER: Wilmington Savings Fund Society FSB Trustee

AMOUNT OF ASSESSMENT: \$195.00  
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23<sup>rd</sup>  
day of October, 2018.

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  
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: October 9, 2018

RE: Map 57 Grid 15 Parcel 210 620 Dominion Rd. Chester, MD 21619

On August 22, 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 620 Dominion Rd. in the amount of \$295.00

## DEPARTMENT OF PLANNING & ZONING



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Anne's  
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September 21, 2018

Wilmington Savings Fund Society FSB Trustee  
1600 S Douglass Rd. 200-A  
Anaheim, CA 92806

RE: Tax Map 57 Parcel 210 (620 Dominion Rd. Chester, MD 21619)

Dear Property Management :

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 \$195.00 bill. Plus an administrative fee of \$100.00 for a total of \$295.00. 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 10:00am if you need to contact me.

Sincerely,

Harold L. Veasel  
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

**Callahan's Lawn Care**

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

**Invoice**

DATE	INVOICE #
9/18/2018	6524

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	620 Dominion rd cut overgrown lawn	8/22/2018	195.00
Thank you for your business.		<b>Total</b>	<b>\$195.00</b>



**Queen  
Anne's  
County**

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**County Commissioners:**

James J. Moran, At Large  
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Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

August 3, 2018

Wilmington Savings Fund Society FSB Trustee  
1600 S Douglass Rd. STE 200-A  
Anaheim, CA 92806

RE: Tax Map 57 Parcel 210 (620 Dominion Rd. Chester, MD 21619)

Dear Property Management:

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,

SEND CONTRACTOR

Harold L. Veasel  
Zoning Inspector

## Real Property Data Search ( w3)

## Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>	
<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>		
<b>Exempt Class:</b>	NONE		
<b>Account Identifier:</b>	<b>District - 04 Account Number - 053931</b>		
<i>Owner Information</i>			
<b>Owner Name:</b>	WILMINGTON SAVINGS FUND SOCIETY FSB TRUSTEE	<b>Use:</b>	RESIDENTIAL NO
<b>Mailing Address:</b>	1600 S DOUGLASS RD STE 200-A ANAHEIM CA 92806-	<b>Principal Residence:</b>	
		<b>Deed Reference:</b>	/02925/ 00076
<i>Location &amp; Structure Information</i>			
<b>Premises Address:</b>	620 DOMINION RD CHESTER 0-0000	<b>Legal Description:</b>	LOT 130/82X201/190 W/MD RT 552 S/CHESTER
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>
0057	0015	0210	
			<b>Subdivision:</b>
			0000
			<b>Section:</b>
			<b>Block:</b>
			<b>Lot:</b>
			<b>Assessment Year:</b>
			2018
			<b>Plat No:</b>
			<b>Plat Ref:</b>
<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>
1913	1,664 SF		20,776 SF
<b>County Use</b>			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
2	NO	STANDARD UNIT	SIDING
			<b>Full/Half Bath</b>
			1 full
			<b>Garage</b>
			<b>Last Major Renovation</b>
<i>Value Information</i>			
	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>
		As of	As of
		01/01/2018	07/01/2017
			As of
			07/01/2018
<b>Land:</b>	117,600	121,500	
<b>Improvements</b>	73,600	102,800	
<b>Total:</b>	191,200	224,300	191,200
<b>Preferential Land:</b>	0		202,233
			0
<i>Transfer Information</i>			
<b>Seller:</b> LASTER YVONNE	<b>Date:</b> 06/28/2018	<b>Price:</b> \$165,000	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02925/ 00076	<b>Deed2:</b>	
<b>Seller:</b> MULLINS, CORLETA MULLINS Y	<b>Date:</b> 07/31/2008	<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> SM /01802/ 00699	<b>Deed2:</b>	
<b>Seller:</b> SMITH, HENRY W AND MARY E	<b>Date:</b> 06/09/2004	<b>Price:</b> \$184,000	
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> SM /01262/ 00681	<b>Deed2:</b>	
<i>Exemption Information</i>			
<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		