

RESOLUTION 19-14

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: 400 Dominion Rd.
Chester, MD

TAX MAP: 0057 GRID: 0009 PARCEL: 0230 LOT: TAX ID#: 1804008782

OWNER: LMS Enterprises LLC

AMOUNT OF ASSESSMENT: \$105.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 11th day of June, 2019.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617



**Queen
Anne's
County**

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
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: May 31, 2019

RE: Map 0057 Grid 0009 Parcel 0230 400 Dominion Rd. Chester, MD 21619

On May 3, 2019, 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 400 Dominion Rd. in the amount of \$205.00

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May 7, 2019

LMS Enterprises LLC
1025 S Hoga Rd.
Sterling, VA 20164

RE: Tax Map 57 Parcel 230 (400 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 \$105.00 bill plus an administrative fee of \$100.00 for a total of \$205.00. 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

Callahan's Lawn Care
P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
5/5/2019	6742

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

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	400 dominion rd cut overgrown lawn	5/3/2019	105.00
Thank you for your business.		Total	\$105.00

DEPARTMENT OF PLANNING & ZONING



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Centreville, MD 21617

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County Commissioners:

James J. Moran, At Large
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Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

April 24, 2019

LMS Enterprises LLC
1025 S Hoga Rd.
Sterling, VA 20164

RE: Tax Map 57 Parcel 230 (400 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 on the entire lot 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

5/2/19

SPOKE TO BRIAN

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration		
Tax Exempt:		Special Tax Recapture:					
Exempt Class:		NONE					
Account Identifier:		District - 04 Account Number - 008782					
<i>Owner Information</i>							
Owner Name:		LMS ENTERPRISE LLC			Use:		RESIDENTIAL
Mailing Address:		1025 S HOGA RD STERLING VA 20164-			Principal Residence:		NO
					Deed Reference:		/02857/ 00033
<i>Location & Structure Information</i>							
Premises Address:		400 DOMINION RD CHESTER 21619-			Legal Description:		LOT 100X100 W/MD RT 552 CHESTER
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0057	0009	0230		0000			
						Assessment Year:	Plat No:
						2018	
						Plat Ref:	
Special Tax Areas:				Town:		NONE	
				Ad Valorem:			
				Tax Class:		1	
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area	County Use
1956		780 SF				10,000 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation	
1	NO	STANDARD UNIT	SIDING	1 full			
<i>Value Information</i>							
		Base Value		Value		Phase-in Assessments	
				As of		As of	
				01/01/2018		07/01/2018	
						As of	
						07/01/2019	
Land:		116,600		120,500			
Improvements		40,000		44,000			
Total:		156,600		164,500		159,233	
Preferential Land:		0				161,867	
						0	
<i>Transfer Information</i>							
Seller: BANK OF NEW YORK MELLON		Date: 01/22/2018			Price: \$76,650		
Type: NON-ARMS LENGTH OTHER		Deed1: /02857/ 00033			Deed2:		
Seller: DEAN BRIAN E		Date: 10/11/2017			Price: \$155,318		
Type: NON-ARMS LENGTH OTHER		Deed1: /02782/ 00210			Deed2:		
Seller: BEVILLE, ALLISON MICHELLE &		Date: 06/30/2005			Price: \$202,000		
Type: ARMS LENGTH IMPROVED		Deed1: SM /01420/ 00281			Deed2:		
<i>Exemption Information</i>							
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019	
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 Status: No Application							