

RESOLUTION 19-42

WHEREAS, The County Commissioners of Queen Anne's County are authorized under Section 1-04(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 May Butler

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8th
day of October, 2019.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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

DEPARTMENT OF PLANNING & ZONING



Queen Anne's County

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

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: October 2, 2019

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

On August 29, 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 203 Gravel Run Rd. in the amount of \$250.00

DEPARTMENT OF PLANNING & ZONING



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Anne's
County**

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Centreville, MD 21617

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September 11, 2019

Nellie May Butler
C/O Stephanie Cheers
758 Christina 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 twenty (20) 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 twenty (20) 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

DEPARTMENT OF PLANNING & ZONING



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County

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County Commissioners:

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Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

August 5, 2019

Nellie May Butler
C/O Stephanie Cheers
758 Christina Rd. Apt 209
Newark, DE 19713

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

Dear Ms. Cheers:

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

ORDERED CJS
8/28/19

Search Result for QUEEN ANNE'S COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Tax Exempt: None

Special Tax Recapture: None

Exempt Class: None

Account Identifier: District - 05 Account Number - 002346

Owner Information

Owner Name:	BUTLER NELLIE MAY	Use:	RESIDENTIAL
Mailing Address:	C/O STEPHANIE CHEERS 758 CHRISTIANA RD 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
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058H	0018	0287	5400001.18	0000				2019	Plat Ref:

Special Tax Areas: None

Town:	None
Ad Valorem:	None
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	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1/2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	2	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2019	07/01/2020
Land:	93,700	103,700		
Improvements	36,100	42,400		
Total:	129,800	146,100	135,233	140,667
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	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: None

Special Tax Recapture: None

Exempt Class: None

Homestead Application Information

Homestead Application Status: Denied



08/28/2019





08/28/2019



08/28/2019

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
9/6/2019	7039

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	203 Gravel run cut overgrown lawn	8/29/2019	150.00

Thank you for your business.	Total	\$150.00
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