

RESOLUTION 19-43

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: 1005 Cemetery Rd.  
Grasonville, MD 21638

TAX MAP: 058I GRID: 0024 PARCEL: 0375 LOT: TAX ID#: 1805014859

OWNER: Melissa Rheel

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8<sup>th</sup>  
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 058I Grid 0024 Parcel 0375 1005 Cemetery Rd. Grasonville, MD 21638

On August 8, 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 1005 Cemetery Rd. in the amount of \$235.00

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September 11, 2019

Mellisa Rheel  
1005 Grasonville Cemetery Rd.  
Grasonville, MD 21638

RE: Tax Map 581 Parcel 375

Dear Ms. Rheel:

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 \$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 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



## Queen Anne's County

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Centreville, MD 21617

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### 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

August 16, 2019

Mellisa Rheel  
1005 Grasonville Cemetery Rd.  
Grasonville, MD 21638

RE: Tax Map 58I Parcel 375

Dear Ms. Rheel:

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 20 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 CUT  
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 - 014859

Owner Information

**Owner Name:** RHEEL MELISSA **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 1005 CEMETERY RD **Deed Reference:** /02264/ 00064  
 GRASONVILLE MD 21638-0000

Location & Structure Information

**Premises Address:** 1005 CEMETERY RD **Legal Description:** LOT 11250 SQ FT  
 GRASONVILLE 21638-0000 N/SIDE CEMETERY LANE  
 S/E GRASONVILLE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058I	0024	0375	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
1949	998 SF		11,250 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	SIDING/	2	1 full/ 1 half	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2019	07/01/2020
Land:	86,500	96,500		
Improvements	57,100	61,100		
<b>Total:</b>	<b>143,600</b>	<b>157,600</b>	<b>148,267</b>	<b>152,933</b>
Preferential Land:	0			0

Transfer Information

<b>Seller:</b> CALLAGHAN BRIAN	<b>Date:</b> 02/19/2014	<b>Price:</b> \$141,500
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02264/ 00064	<b>Deed2:</b>
<b>Seller:</b> FANNIE MAE A/K/A FEDERAL NATIONAL	<b>Date:</b> 05/18/2011	<b>Price:</b> \$84,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02026/ 00242	<b>Deed2:</b>
<b>Seller:</b> KING, GARY LANG	<b>Date:</b> 08/18/2010	<b>Price:</b> \$195,335
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> SM /01964/ 00396	<b>Deed2:</b>

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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:** 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 #
9/6/2019	7038

<b>BILL TO</b>
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	1005 Cemetery rd. cut overgrown lawn	8/29/2019	135.00
Thank you for your business.		<b>Total</b>	<b>\$135.00</b>



08/28/2019

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 - 05 Account Number - 014859

Owner Information

<b>Owner Name:</b>	RHEEL MELISSA	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	1005 CEMETERY RD GRASONVILLE MD 21638-0000	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/02264/ 00064

Location & Structure Information

**Premises Address:** 1005 CEMETERY RD GRASONVILLE 21638-0000  
**Legal Description:** LOT 11250 SQ FT N/SIDE CEMETERY LANE S/E GRASONVILLE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058I	0024	0375		0000				2019	Plat Ref:

**Special Tax Areas:** Town: NONE  
**Ad Valorem:**  
**Tax Class:** 2

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1949	998 SF		11,250 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>
1	NO	STANDARD UNIT	SIDING	1 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
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<b>Improvements</b>	57,100	61,100		
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<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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



1005

08/14/2019



In case of emergency, please contact  
**cyprexx**  
**1-855-426-2705**  
This product is for professional use only. It is not intended for use by the general public. For more information, please contact your distributor.

08/14/2019

**Callahan's Lawn Care**

**P.O. Box 241**

**Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
9/6/2019	7038

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1005

08/28/2019