

RESOLUTION 19-46

WHEREAS, The County Commissioners of Queen Anne's County are authorized under Section 1-14(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: 938 Chester River Dr.
Grasonville, MD 21638

TAX MAP: 058E GRID: 0004 PARCEL: 0568 LOT: 42 TAX ID#: 1805005124

OWNER: Grayson L. & Mary V. Winstead

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 26th day of November, 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: November 6, 2019

RE: Map 58E Grid 04 Parcel 568 938 Chester River Dr. Grasonville, MD 21638

On October 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 938 Chester River Dr. in the amount of \$205.00

DEPARTMENT OF PLANNING & ZONING



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October 9, 2019

Grayson L. Winstead
Mary V. Winstead
2919 Ruthsburg Rd.
Centreville, MD 21617-1956

RE: Tax Map 58E Parcel 568 Lot 42 (938 Chester River Dr. Grasonville, MD 21638)

Dear Mr. & Mrs. Winstead:

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 \$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 Dept. of Planning and Zoning 110 Vincit St., Suite 104, 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 #
11/7/2019	7174

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	938 Chester river cut overgrown lawn	10/2/2019	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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Queen
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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

September 23, 2019

Grayson Winstead
Mary V. Winstead
2919 Ruthsburg Rd.
Centreville, MD 21617-1956

RE: Tax Map 58E, Parcel 568 Lot 42 (938 Chester River Dr., Grasonville)

Dear Mr. Winstead:

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
10/2/19

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 - 005124**

Owner Information

Owner Name: WINSTEAD GRAYSON L Use: RESIDENTIAL
 WINSTEAD MARY V Principal Residence: NO
 Mailing Address: 2919 RUTHSBURG RD Deed Reference: /00682/ 00571
 CENTREVILLE MD 21617-1956

Location & Structure Information

Premises Address: 938 CHESTER RIVER DR Legal Description: LOT 42 BLK C
 GRASONVILLE 21638-0000 CHESTER RIVER BEACH
 Waterfront

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058E	0004	0568	5010001.18	5008		C	42	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
11,500 SF

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				2003

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	326,000	306,000		
Improvements	0	0		
Total:	326,000	306,000	306,000	306,000
Preferential Land:	0			0

Transfer Information

Seller: EVELAND, JOHN W & KATHRYN Date: 06/22/1999 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: SM /00682/ 00571 Deed2:
 Seller: Date: Price:
 Type: Deed1: 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: No Application

Homeowners' Tax Credit Application Information



09/20/2019



09/20/2019



10/02/2019



10/02/2019