

RESOLUTION 20-30

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: 1005 Grasonville Cemetery Rd.
Grasonville, MD 21638

TAX MAP: 58I GRID: 24 PARCEL: 375 LOT: TAX ID#: 1805014859

OWNER: Pennymac Loan Services LLC

OCCUPIED-__ VACANT-X BANK OWNED-__ VACANT LOT-__ RENTED-__

AMOUNT OF ASSESSMENT: \$120.00

ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of September, 2020.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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



**Queen
Anne's
County**

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

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

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: September 9, 2020

RE: Map 58I Grid 24 Parcel 375 1005 Grasonville Cemetery Rd. Grasonville, MD 21638

On August 3, 2020, 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 Grasonville Cemetery Rd.
in the amount of \$220.00

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August 10, 2020

Pennymac Loan Services LLC
6101 Condor Dr. STE 200
Moorpark, CA 93021

RE: Tax Map 58I Parcel 375 (1005 Grasonville Cemetery Rd. Grasonville, MD 21638)

Dear Property Owner:

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 \$120.00 bill plus an administrative fee of \$100.00 for a total of \$220.00. 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

Callahan's Lawn Care

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

Invoice

DATE	INVOICE #
8/5/2020	7540

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	1005 Cemetery lane cut overgrown lawn	8/3/2020	120.00
Thank you for your business.		Total	\$120.00



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July 16, 2020

Pennymac Loan Services LLC
6101 Condor Dr. STE 200
Moorpark, CA 93021

RE: Tax Map 58I Parcel 375 (1005 Grasonville Cemetery Rd. Grasonville, MD 21638)

Dear Property Owner:

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

SEND CONTRACTOR

7/23/20

TEXTED

GRASS

Real Property Data Search (w1)

Search Result for QUEEN ANNE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 014859

Owner Information

Owner Name:	PENNYMAC LOAN SERVICES LLC	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	6101 CONDOR DR STE 200 MOORPARK CA 93021-	Deed Reference:	/03262/ 00019

Location & Structure Information

Premises Address:	1005 CEMETERY RD GRASONVILLE 21638-0000	Legal Description:	LOT 11250 SQ FT N/SIDE CEMETERY LANE S/E GRASONVILLE
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0581	0024	0375	5400001.18	0000				2019	Plat Ref:

Town: None

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		
Total:	143,600	157,600	148,267	152,933
Preferential Land:	0			0

Transfer Information

Seller: RHEEL MELISSA	Date: 02/10/2020	Price: \$100,100
Type: NON-ARMS LENGTH OTHER	Deed1: /03262/ 00019	Deed2:
Seller: CALLAGHAN BRIAN	Date: 02/19/2014	Price: \$141,500
Type: ARMS LENGTH IMPROVED	Deed1: /02264/ 00064	Deed2:
Seller: FANNIE MAE A/K/A FEDERAL NATIONAL	Date: 05/18/2011	Price: \$84,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02026/ 00242	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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.