

RESOLUTION 20-35

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: 919 May Ln.
Stevensville, MD

TAX MAP: 0049 GRID: 0000 PARCEL: 0035 LOT: 15 TAX ID#: 1804042085

OWNER: Harry James Mutschler

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

AMOUNT OF ASSESSMENT: \$75.00
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 0049 Grid 0000 Parcel 0035 919 May Ln. Stevensville, MD 21666

On July 23, 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 919 May Ln. in the amount of \$175.00

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617



*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

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

August 10, 2020

Harry J. Mutchler
P.O. Box 26.
Stevensville, MD 21666-0026

RE: Tax Map 49 Parcel 35 Lot 15 (919 May Ln. Stevensville)

Dear Mr. Mutschler:

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 \$75.00 bill plus an administrative fee of \$100.00 for a total of \$175.00. 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 10:00am 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 #
8/5/2020	7539

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

amount enclosed

--

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	919 May lane cut overgrown lawn	7/23/2020	75.00
Thank you for your business.		Total	\$75.00



**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

July 14, 2020

Harry J. Mutschler
P.O. Box 26
Stevensville MD 21666-0026

RE: Tax Map 49 Parcel 35 Lot 15 (919 May Lane)

Dear Mr. Mutschler:

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
2/22/2020
TEXTED CALAHAN

Search Result for QUEEN ANNE'S COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 042085

Owner Information

Owner Name: MUTSCHLER HARRY JAMES Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: PO BOX 26 Deed Reference: /00257/ 00648
 STEVENSVILLE MD 21666-0026

Location & Structure Information

Premises Address: 919 MAY LN Legal Description: LOT 15-BLK C-PLAT 5
 STEVENSVILLE 21666-0000 CLOVERFIELDS
 Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5
 0049 0000 0035 8030012.18 4035 C 15 2018 Plat Ref:
 Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1983 1,056 SF 14,700 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 NO STANDARD UNIT SIDING/ 3 1 full/ 1 half 1 Detached

Value Information

	Base Value	Value As of 01/01/2018	Phase-In Assessments As of 07/01/2019	As of 07/01/2020
Land:	144,400	180,900		
Improvements	76,800	88,900		
Total:	221,200	269,800	253,600	269,800
Preferential Land:	0			0

Transfer Information

Seller: MOORE, SPENCER W & ROBIN R Date: 08/11/1986 Price: \$74,000
 Type: ARMS LENGTH IMPROVED Deed1: MWM /00257/ 00648 Deed2:
 Seller: EWING AND FOSTER, INC Date: 07/14/1983 Price: \$11,000
 Type: ARMS LENGTH IMPROVED Deed1: MWM /00199/ 00631 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

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.
3. Deleted accounts can only be selected by Property Account Identifier.

