

RESOLUTION 21-08

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: 102 Massey Avenue  
Church Hill, MD 21623

TAX MAP: 30, PARCEL: 32, TAX ID: 1802008270

OWNER: EZ Living, LLC John Memmel

OCCUPIED- X VACANT-\_\_\_ BANK OWNED-\_\_\_ VACANT LOT-\_\_\_ RENTED- X

AMOUNT OF ASSESSMENT: \$300.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13<sup>th</sup>  
day of July, 2020.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[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

June 30, 2021

RE: Map- 30, Parcel- 32, (102 Massey Avenue, Church Hill MD 21623)

On May 17, 2021, 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 102 Massey Avenue, Church Hill MD 21623 in the amount of \$400.00.



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June 8, 2021

EZ Living, LLC  
John Memmel  
29835 Standish St.  
Easton, MD 21601

**RE: Tax Map 30, Parcel 32, (102 Massey Avenue Church Hill, MD 21623) Uncut Grass**

Dear Mr. Memmel,

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 \$300.00 bill, plus an administrative fee of \$100.00 for a total of \$400.00. 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 after the twenty (20) days from the date of the letter, please mail your check to Queen Anne's County Finance Office, 107 North Liberty St. Centreville, MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00 a.m. to 10:00 a.m. if you need to contact me.

Sincerely,

Ken Southard  
Zoning/Nuisance Inspector

Attachments: Invoice: B & K Plant Farm & Landscaping, LLC

*sent 6-8-21*



Queen Anne's County

DEPARTMENT OF PLANNING & ZONING

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County Commissioners:

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Christopher M. Corchiarino, District 4

May 7, 2021

EZ Living, LLC  
Mr. John Memmel  
29835 Standish St.  
Easton, MD 21601

Mowed 5-24-21

RE: Tax Map- 30, Parcel- 32, (102 Massey Ave. Church Hill MD 21623) Uncut Grass

Dear Mr. Memmel,

During an investigation of a complaint for the above listed property, 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 seven (7) days from the date of this letter to address the violation. You must mow the entire yard. If the grass is not cut, you may be issued a \$500.00 civil citation or Queen Anne's County may hire an independent contractor to cut the grass. Failure to pay the cost of the grass cutting and administrative fee within twenty (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,

Sent 5-6-21

Ken Southard  
Zoning and Nuisance Inspector

contacted Bill Price to mow uncut grass on 5-14-21. No contact back from owner.

B & K Plant Farm & Landscaping, LLC

520 John Powell Road  
Church Hill, MD 21623  
410-778-4445

# Invoice

Date	Invoice #
5/30/2021	4776

Bill To
Queen Anne's Co 110 Vincit St. Suite 104 Centreville, MD 21617

Description	Amount
5/17 Mowed & trimmed tall grass at 102 Massey Ave. Price Station	300.00
<p><b>RECEIVED</b></p> <p><b>JUN 7 2021</b></p> <p><b>QUEEN ANNE'S COUNTY PLANNING &amp; ZONING</b></p> <p><i>VJS</i></p>	
Thank you for your business. Payment due 10 days from billing date.	<b>Total</b> \$300.00



5-14-21

