

**RESOLUTION** 16-94

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: 107 Chews Manor Road  
Stevensville, MD 21666

TAX MAP: 76 GRID: 13 PARCEL: 32 LOT: 1 TAX ID#: 1804098463

OWNER: Manufacturers & Traders Trust Company  
C/O BOA-STOP #TX2-979-01-19

AMOUNT OF ASSESSMENT: \$225.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of November, 2016.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

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



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

James J. Moran, At Large  
Vacant, District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

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: James H. Barton, III  
Zoning Administrator

Date: November 8, 2016

RE: Map 76 Grid 13 Parcel 32 107 Chews Manor Road Stevensville, MD 21666

On October 13, 2016, 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 107 Chews Manor Road in the amount of \$325.00



## DEPARTMENT OF PLANNING & ZONING



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October 24, 2016

Jason Lev  
107 Chews Manor Rd.  
Stevensville, MD 21666-3873

RE: Tax Map 76 Parcel 32

Dear Mr. Lev:

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 fifteen (15) days from the date of this letter to pay the \$225.00 bill. Plus an administrative fee of \$325.00 for a total of \$325.00. 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.

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 #
10/14/2016	5572

BILL TO
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	107 Chews Manor rd. cut overgrown lawn	10/13/2016	225.00
Thank you for your business.		<b>Total</b>	\$225.00



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September 29, 2016

Jason Lev  
107 Chews Manor Rd.  
Stevensville, MD 21666-3873

RE: Tax Map 76 Parcel 32

Dear Mr. Lev:

During an investigation of a nuisance complaint on your property 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 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

TEXT CALLAHAN



Queen  
Anne's  
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive  
Centreville, MD 21617

Telephone Permits: (410) 758-4088  
Fax Permits: (410) 758-3972

REQUEST FOR NUISANCE INSPECTOR

DATE: 9/26/16 - DATE OF VIOLATION: On going  
PROPERTY ADDRESS: 107 Chews Manor Rd  
TAX ACCOUNT NUMBER: 1804098463  
MAP: 76 BLOCK: \_\_\_\_\_ PARCEL: 32  
PROPERTY OWNER: Jason Lev

COMPLAINANT'S NAME: \* Brian Taylorson  
COMPLAINANT'S ADDRESS: \* 112 Chews Manor Rd  
COMPLAINANT'S TELEPHONE NUMBER: \* 443 534 8288

NATURE OF VIOLATION: \_\_\_\_\_  
- Overgrown grass / abandoned house  
- collapsed hot tub cover

FOLLOW UP: SEND LETTER  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UNFOUNDED:

CITATION ISSUED:

\*OPTIONAL





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September 27, 2016

Jason Lev  
107 Chews Manor Dr.  
Stevensville, MD 21666-3873

RE: Tax Map 76 Parcel 32

Dear Mr. Lev:

During an investigation of a nuisance complaint on your property 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.*

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Sincerely,

Harold L. Veasel  
Zoning Inspector