

**RESOLUTION** 18-71

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: 420 Romancoke Rd.  
Stevensville, MD 21666

TAX MAP: 56 GRID: 00 PARCEL: 423 LOT: 22 TAX ID#:1804007417

OWNER: Leonard E. Frye & Barry W. Frye

AMOUNT OF ASSESSMENT: \$180.00  
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23<sup>rd</sup> day of October, 2018.

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

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  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson  
Zoning Administrator

Date: October 9, 2018

RE: Map 56 Grid 00 Parcel 423 420 Romancoke Rd. Stevensville, MD 21666

On August 21, 2018, 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 420 Romancoke Rd. in the amount of \$280.00

**DEPARTMENT OF PLANNING & ZONING**



**Queen  
Anne's  
County**

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., 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

September 21, 2018

Leonard E. Frye  
202 Ellicott Dr.  
Chester, MD 21619

RE: Tax Map 56 Parcel 423 Lot 22 (420 Romancoke Rd. Stevensville, MD 21666)

Dear Mr. Frye:

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 \$180.00 bill. Plus an administrative fee of \$100.00 for a total of \$280.00. 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 fifteen (15) 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 # |
|-----------|-----------|
| 9/18/2018 | 6526      |

|   |
|---|
| <b>BILL TO</b>  |
| Queen Annes County<br>Att. Vivian Swinson<br>110 Vincit street<br>Suite 104<br>Centreville , MD 21617 |

|                 |
|-----------------|
| amount enclosed |
|                 |

| TERMS |
|-------|
|       |

| ITEM                         | DESCRIPTION  | SERVICED     | AMOUNT          |
|------------------------------|--|--------------|-----------------|
| Cut Lawn                     | 420 Romancoke rd<br>Cut, trim , and blow lawn and walks. | 8/21/2018    | 180.00          |
| Thank you for your business. |  | <b>Total</b> | <b>\$180.00</b> |



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., 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

August 10, 2018

Leonard E. Frye  
202 Ellicott Dr.  
Chester, MD 21619

RE: Tax Map 56 Parcel 423 Lot 22 (420 Romancoke Rd. Stevensville, MD 21666)

Dear Mr. Frye:

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,

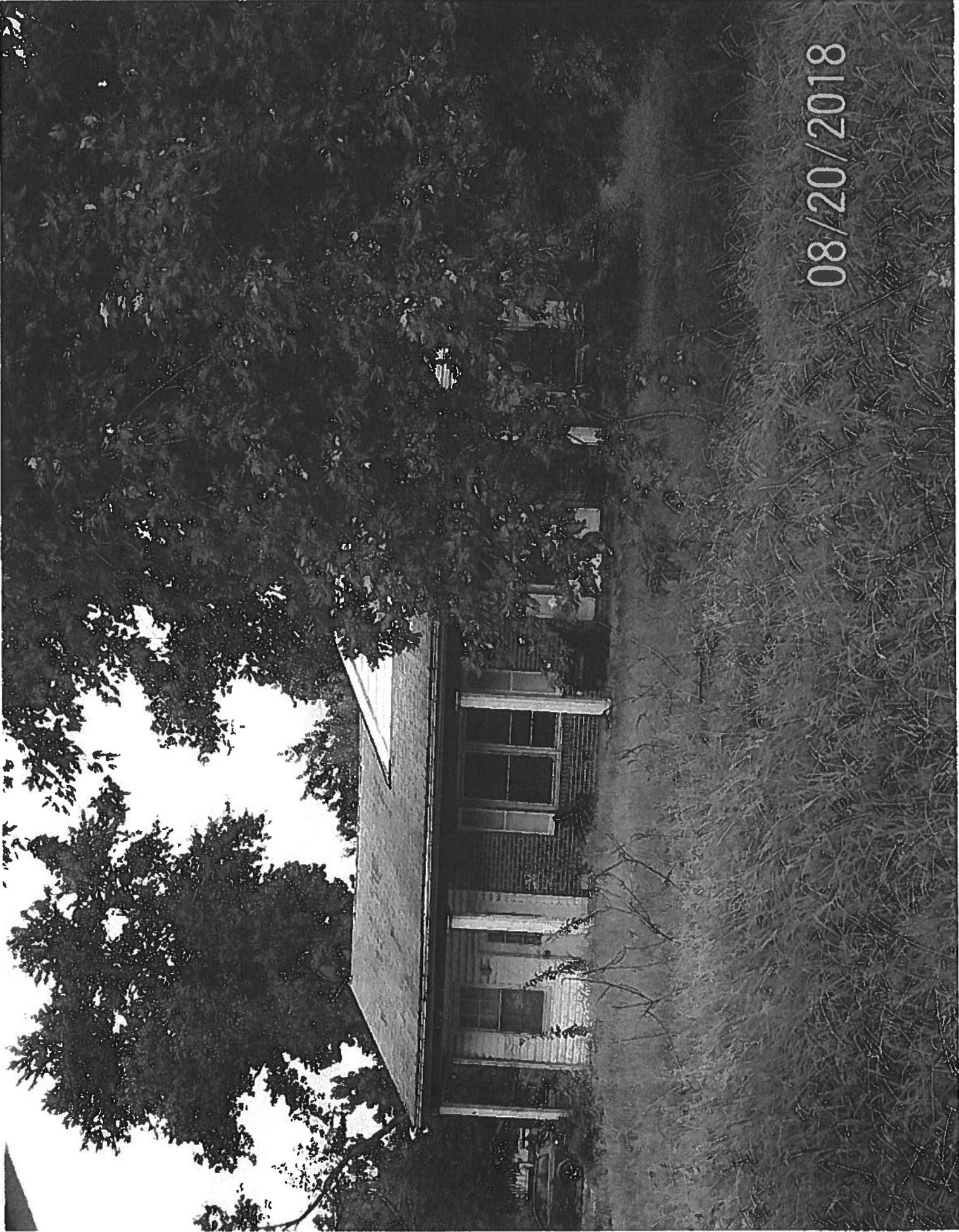
Harold L. Veasel  
Zoning Inspector

SEND CONTRACTOR

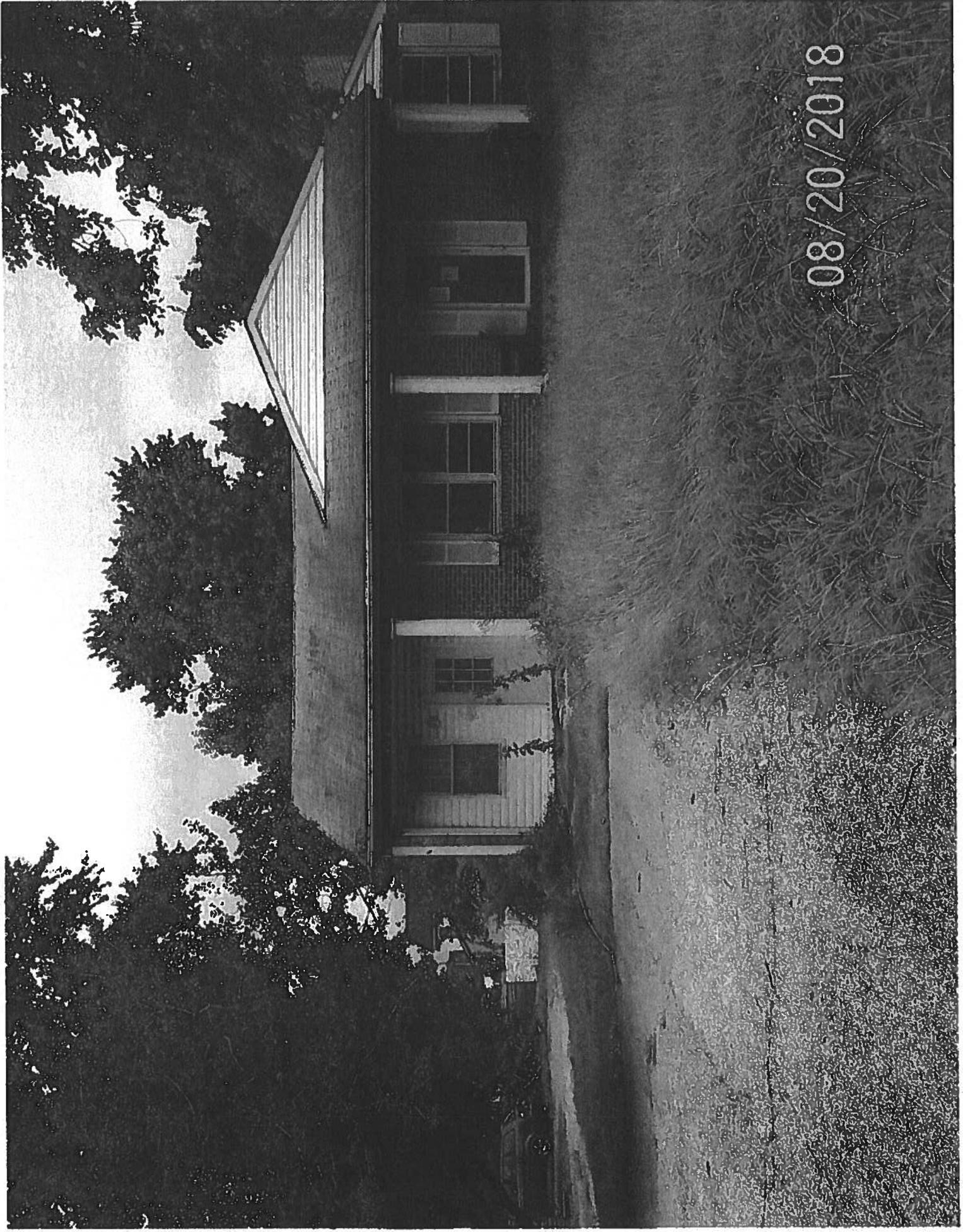
Real Property Data Search ( w4)

Search Result for QUEEN ANNE'S COUNTY

| View Map   |                 | View GroundRent Redemption                   |                      |                                |                 | View GroundRent Registration |                   |                                  |                 |
|--|-----------------|--|----------------------|--------------------------------|-----------------|------------------------------|-------------------|----------------------------------|-----------------|
| Tax Exempt:  |                 | Special Tax Recapture:                       |                      |                                |                 |                              |                   |                                  |                 |
| Exempt Class:  |                 | NONE   |                      |                                |                 |                              |                   |                                  |                 |
| <b>Account Identifier:</b>                                       |                 | <b>District - 04 Account Number - 007417</b> |                      |                                |                 |                              |                   |                                  |                 |
| Owner Information  |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| <b>Owner Name:</b>   |                 | FRYE LEONARD E<br>FRYE BARRY W               |                      |                                |                 | <b>Use:</b>                  |                   | RESIDENTIAL                      |                 |
| <b>Mailing Address:</b>  |                 | 202 ELLICOTT DRIVE<br>CHESTER MD 21619-2118  |                      |                                |                 | <b>Principal Residence:</b>  |                   | YES                              |                 |
|  |                 |  |                      |                                |                 | <b>Deed Reference:</b>       |                   | /00894/ 00702                    |                 |
| Location & Structure Information                                 |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| <b>Premises Address:</b>   |                 | 420 ROMANCOKE RD<br>STEVENSVILLE 21666-0000  |                      |                                |                 | <b>Legal Description:</b>    |                   | LOT 22-BLK 34-SECT 2<br>BAY CITY |                 |
| <b>Map:</b>  | <b>Grid:</b>    | <b>Parcel:</b>                               | <b>Sub District:</b> | <b>Subdivision:</b>            | <b>Section:</b> | <b>Block:</b>                | <b>Lot:</b>       | <b>Assessment Year:</b>          | <b>Plat No:</b> |
| 0056   | 0000            | 0423   |                      | 4031                           | 2               | 34                           | 22                | 2018                             | Plat Ref:       |
| <b>Special Tax Areas:</b>  |                 | <b>Town:</b>                                 |                      |                                |                 | NONE                         |                   |                                  |                 |
|  |                 | <b>Ad Valorem:</b>                           |                      |                                |                 |                              |                   |                                  |                 |
|  |                 | <b>Tax Class:</b>                            |                      |                                |                 | 1                            |                   |                                  |                 |
| <b>Primary Structure Built</b>                                   |                 | <b>Above Grade Living Area</b>               |                      | <b>Finished Basement Area</b>  |                 | <b>Property Land Area</b>    |                   | <b>County Use</b>                |                 |
| 1978   |                 | 1,584 SF                                     |                      |                                |                 | 14,976 SF                    |                   |                                  |                 |
| <b>Stories</b>   | <b>Basement</b> | <b>Type</b>                                  | <b>Exterior</b>      | <b>Full/Half Bath</b>          | <b>Garage</b>   | <b>Last Major Renovation</b> |                   |                                  |                 |
| 1  | NO              | STANDARD UNIT                                | BRICK                | 1 full/ 1 half                 |                 |                              |                   |                                  |                 |
| Value Information  |                 |  |                      |                                |                 |                              |                   |                                  |                 |
|  |                 | <b>Base Value</b>                            |                      | <b>Value</b>                   |                 | <b>Phase-in Assessments</b>  |                   |                                  |                 |
|  |                 |  |                      | <b>As of</b>                   |                 | <b>As of</b>                 |                   | <b>As of</b>                     |                 |
|  |                 |  |                      | 01/01/2018                     |                 | 07/01/2018                   |                   | 07/01/2019                       |                 |
| <b>Land:</b>   |                 | 147,000                                      |                      | 160,900                        |                 |                              |                   |                                  |                 |
| <b>Improvements</b>  |                 | 111,800                                      |                      | 122,600                        |                 |                              |                   |                                  |                 |
| <b>Total:</b>  |                 | 258,800                                      |                      | 283,500                        |                 | 267,033                      |                   | 275,267                          |                 |
| <b>Preferential Land:</b>  |                 | 0  |                      |                                |                 |                              |                   | 0                                |                 |
| Transfer Information   |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| <b>Seller:</b> FRYE, LEONARD E AND DORIS J                       |                 |  |                      | <b>Date:</b> 03/12/2002        |                 |                              | <b>Price:</b> \$0 |                                  |                 |
| <b>Type:</b> NON-ARMS LENGTH OTHER                               |                 |  |                      | <b>Deed1:</b> SM /00894/ 00702 |                 |                              | <b>Deed2:</b>     |                                  |                 |
| <b>Seller:</b>   |                 |  |                      | <b>Date:</b>                   |                 |                              | <b>Price:</b>     |                                  |                 |
| <b>Type:</b>   |                 |  |                      | <b>Deed1:</b>                  |                 |                              | <b>Deed2:</b>     |                                  |                 |
| <b>Seller:</b>   |                 |  |                      | <b>Date:</b>                   |                 |                              | <b>Price:</b>     |                                  |                 |
| <b>Type:</b>   |                 |  |                      | <b>Deed1:</b>                  |                 |                              | <b>Deed2:</b>     |                                  |                 |
| Exemption Information  |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| <b>Partial Exempt Assessments:</b>                               |                 | <b>Class</b>                                 |                      | 07/01/2018                     |                 | 07/01/2019                   |                   |                                  |                 |
| <b>County:</b>   |                 | 000  |                      | 0.00                           |                 |                              |                   |                                  |                 |
| <b>State:</b>  |                 | 000  |                      | 0.00                           |                 |                              |                   |                                  |                 |
| <b>Municipal:</b>  |                 | 000  |                      | 0.00 0.00                      |                 | 0.00 0.00                    |                   |                                  |                 |
| <b>Tax Exempt:</b>   |                 | <b>Special Tax Recapture:</b>                |                      |                                |                 |                              |                   |                                  |                 |
| <b>Exempt Class:</b>   |                 | NONE   |                      |                                |                 |                              |                   |                                  |                 |
| Homestead Application Information                                |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| <b>Homestead Application Status:</b> No Application              |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| Homeowners' Tax Credit Application Information                   |                 |  |                      |                                |                 |                              |                   |                                  |                 |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                 |  |                      |                                |                 | <b>Date:</b>                 |                   |                                  |                 |



08/20/2018



08/20/2018