

RESOLUTION

16-34

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: Jason & Andrea Lev

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th day of July, 2016.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[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: June 30, 2016

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

On June 3, 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



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DEPARTMENT OF PLANNING & ZONING

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Centreville, MD 21617

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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

June 13, 2016

Jason Lev
107 Chews Manor Dr.
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 \$100.00 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



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May 13, 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.*

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



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: 5/9/16 - DATE OF VIOLATION: _____

PROPERTY ADDRESS: 107 Chews Manor Rd. Stevenswood

TAX ACCOUNT NUMBER: 1804098463

MAP: 76 BLOCK: 13 PARCEL: 32 Lot 1

PROPERTY OWNER: Opson Lev

Chews
Manor

COMPLAINANT'S NAME: * Linda Sterling

COMPLAINANT'S ADDRESS: * 112 Carvell Ct.

COMPLAINANT'S TELEPHONE NUMBER: * 410-643-1058

NATURE OF VIOLATION: Grass Has not Been Cut
Knee High - House Abandoned

FOLLOW UP: SEND LETTER

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 04 Account Number - 098463

Owner Information

Owner Name: LEV JASON & ANDREA L Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 107 CHEWS MANOR RD Deed Reference: /01552/ 00323
 STEVENSVILLE MD 21666-3873

Location & Structure Information

Premises Address: 107 CHEWS MANOR DR Legal Description: LOT 1
 STEVENSVILLE 21666-0000 PLAT ONE
 CHEWS MANOR

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0076	0013	0032		4003			1	2015		1

Special Tax Areas: Town: NONE
 Ad Valorem: NONE
 Tax Class: 9

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1996	3,540 SF		1.0500 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	141,000	161,000		
Improvements	306,100	358,000		
Total:	447,100	519,000	471,067	495,033
Preferential Land:	0			0

Transfer Information

Seller: ABRUZZO, DIANE M Type: ARMS LENGTH IMPROVED	Date: 05/18/2006 Deed1: SM /01552/ 00323	Price: \$648,900 Deed2:
Seller: ABRUZZO, MICHAEL A & DIANE M Type: NON-ARMS LENGTH OTHER	Date: 12/16/1998 Deed1: SM /00649/ 00682	Price: \$0 Deed2:
Seller: ABRUZZO, DIANE M Type: NON-ARMS LENGTH OTHER	Date: 05/30/1996 Deed1: SM /00533/ 00259	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:			
Exempt Class:	Special Tax Recapture:		
	NONE		

Homestead Application Information

Homestead Application Status: No Application

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

Callahan's Lawn Care

Invoice

P.O. Box 241
Queenstown, MD 21658

DATE	INVOICE #
6/6/2016	5320

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	107 Chew's Manor Rd Cut, trim , and blow lawn and walks.	6/3/2016	225.00
Thank you for your business.			Total \$225.00