

RESOLUTION 17-24

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: 624 Dominion Rd.
Chester, MD 21619-2702

TAX MAP: 0057 GRID: 0015 PARCEL: 0210 LOT: TAX ID#: 1804053931

OWNER: Yvonne & Stephen Laster

AMOUNT OF ASSESSMENT: \$195.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8th
day of August, 2017

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
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, 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: James H. Barton, III
Zoning Administrator

Date: July 7, 2017

RE: Map 0057 Grid 0015 Parcel 0210 620 Dominion Rd. Chester, MD 21619-2702

On May 24, 2017, 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 ^{624 Dominion Rd} ~~601 Kimberly Way~~
in the amount of \$295.00

DEPARTMENT OF PLANNING & ZONING



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June 21, 2017

Yvonne Laster
624 Dominion Rd.
Chester, MD 21619-2702

RE: Tax Map 57 Parcel 230 (620 Dominion Rd.)

Dear Ms. Laster:

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 \$195.00 bill. Plus an administrative fee of \$100.00 for a total of \$295.00. 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,

A handwritten signature in black ink that reads "Harold L. Veasel".

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 #
6/17/2017	5795

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	620 dominion rd cut overgrown lawn	5/24/2017	195.00
Thank you for your business.		Total	\$195.00



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

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Stephen Wilson, District 2
Robert Charles Buckley, District 3
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May 10, 2017

Yvonne Laster
624 Dominion Rd.
Chester, MD 21619-2702

RE: Tax Map 57 Parcel 230 (620 Dominion Rd. Chester, MD 21619)

Dear Ms. Laster:

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 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
5/17/17

Real Property Data Search (v2)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 053931							
Owner Name:		LASTER YVONNE & STEPHEN T/E				Use:		RESIDENTIAL	
Mailing Address:		624 DOMINION RD CHESTER MD 21619-2702				Principal Residence:		YES	
Premises Address:		624 DOMINION RD CHESTER 0-0000				Legal Description:		LOT 130/82X201/190 WMD RT 552 S/CHESTER	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0015	0210		0000				2015	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		1		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1913		1,664 SF				20,776 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	1 full					
		Base Value	Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2015		07/01/2016		07/01/2017		
Land:		117,800	117,600						
Improvements		75,200	73,800						
Total:		192,800	191,200		191,200		191,200		
Preferential Land:		0					0		
Seller:		Date:		Price:					
MULLINS, CORLETA MULLINS Y		07/31/2008		50					
Type:		Deed1:		Deed2:					
NON-ARMS LENGTH OTHER		SM /01802/ 00699							
Seller:		Date:		Price:					
SMITH, HENRY W AND MARY E		06/09/2004		5184,000					
Type:		Deed1:		Deed2:					
ARMS LENGTH IMPROVED		SM /01262/ 00681							
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Status: No Application									
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.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.