

RESOLUTION 17-34

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 Main Ct.
Grasonville, MD 21638-1084

TAX MAP: 058H GRID: 0009 PARCEL: 0361 LOT: TAX ID#: 1805005159

OWNER: JP Morgan Chase Bank, N.A.

AMOUNT OF ASSESSMENT: \$180.00
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**

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
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: July 7, 2017

RE: Map 058H Grid 0009 Parcel 0361 107 Main Ct. Grasonville, MD 21638-1084

On May 9, 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 ^{107 Main Ct}~~601 Kimberly Way~~ in the amount of \$280.00



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June 21, 2017

JPMorgan Chase Bank, N.A.
Property Preservation
P.O. Box 247973
Columbus, OH 43224-7973

RE: Tax Map 58H Parcel 361 (107 Main Ct. Grasonville, MD 21638-1084)

Dear Property Preservation:

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.

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 #
6/17/2017	5784

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	107 Main ct. cut overgrown lawn	5/9/2017	180.00
Thank you for your business.		Total	\$180.00



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 Buckley, District 3
Mark A. Anderson, District 4

Telephone Planning: (410) 758-1255
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April 26, 2017

JPMorgan Chase Bank, N.A.
Property Preservation
P.O. Box 247973
Columbus, OH 43224-7973

RE: Tax Map 58H Parcel 361 (107 Main Ct Grasonville, MD 21638-1084)

Dear Property Management:

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

Real Property Database (web)

Search Results for CUFENANNES COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 05 Account Number - 005159							
Owner Name:		SMITH JEREMY R & MICHELLE L TR			Use Principal Residence:		COMMERCIAL/RESIDENTIAL YES		
Mailing Address:		107 MAIN CT GRASONVILLE MD 21618-1034			Deed Reference:		01499/00076		
Premises Address:		107 MAIN CT GRASONVILLE 21638-0000			Legal Description:		LOT 30361 SQ FT N/SIDE MD RT 18 IN GRASONVILLE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058H	0009	0361		0000				2016	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		2		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1904		2134				30,361 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	WOOD SHINGLE	1 full					
		Base Value	Value As of 07/01/2016	Phase-in Assessments		As of 07/01/2017			
Land:		120,300	120,300						
Improvements		109,900	114,700						
Total:		230,200	235,000	231,800		233,400			
Preferential Land:		0				0			
Seller: SMITH JEREMY R		Date: 12/30/2005		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: SM/01499/00076		Deed2:					
Seller: FLYNN MICHAEL S & DAWN M		Date: 12/30/2005		Price: \$210,000					
Type: ARMS LENGTH IMPROVED		Deed1: SM/01499/00052		Deed2:					
Seller: ORNDORFF MILFORD A & PATRICIA L		Date: 04/27/2004		Price: \$141,000					
Type: ARMS LENGTH IMPROVED		Deed1: SM/01242/00255		Deed2:					
Partial Exempt Assessments:		Class		07/01/2016	07/01/2017				
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00	0.00 0.00				
Tax Exempt:		Special Tax Recapture:		NONE					
Exempt Class:									
Homestead Application Status: Approved 12/31/2012									
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.

Notice in Case of Emergency

This property has been secured and is being maintained by Mortgage Contracting Services (MCS) contractors on behalf of the mortgage servicer, JPMorgan Chase Bank, N.A. Please contact the following if maintenance is needed at this property. Provide the correct property address and zip code when contacting either the MCS or JPMorgan Chase.

Thank you

Maintenance Company: Mortgage Contracting Services

Phone Number: 866-563-1100

JPMorgan Chase Bank, N.A.

Phone: (888) 310-1506

Email: property.preservation@jpmchase.com

Fax: (614)300-1983

Mailing address:

JPMorgan Chase Bank, N.A.

Property Preservation

P.O. Box 247873

Columbus, OH 43224-7873

04/26/2017

