

**RESOLUTION** 17-44

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: 3917 Main St.  
Grasonville, MD 21638

TAX MAP: 58E GRID: 19 PARCEL: 122 LOT: 1 TAX ID#: 1805011515

OWNER: Mary K. Dey

AMOUNT OF ASSESSMENT: \$105.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12<sup>th</sup>  
day of September, 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 Buckley, 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: August 24, 2017

RE: Map 58E Grid 19 Parcel 122 3917 Main St. Grasonville, MD 21638

On July 12, 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 1133 Little Creek Rd. in the amount of \$205.00

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  
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August 8, 2017

Mary K. Dey  
2622 Ashwood Ave.  
Nashville, TN 37212-4812

RE: Tax Map 58E Parcel 122 (3917 Main St. Grasonville, MD 21638)

Dear Ms. Dey:

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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total of \$205.00. 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



Queen  
Anne's  
County

**County Commissioners:**

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Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
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Centreville, MD 21617

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June 29, 2017

Mary K. Dey  
2622 Ashwood Ave.  
Nashville, TN 37212-4812

RE: Tax Map 58E Parcel 122 (3917 Main St. Grasonville, MD 21638)

Dear Ms. Dey:

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. Vcasel  
Zoning Inspector

SEND CONTRACTOR

7/10/17

Real Property Data Search (v1)

Search Result for CUE IN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Account Identifier:</b>		<b>District - 05 Account Number - 011515</b>			
<i>Owner Information</i>					
<b>Owner Name:</b>		DEY MARY K		<b>Use:</b> COMMERCIAL/RESIDENTIAL NO	
<b>Mailing Address:</b>		2622 ASHWOOD AVE NASHVILLE TN 37217-4812		<b>Deed Reference:</b> X2146/00218	
<i>Location &amp; Structure Information</i>					
<b>Premises Address:</b>		3917 MAIN ST GRASONVILLE 21638-0000		<b>Legal Description:</b> LOT 1-17,849 SQFT N/SIDE MD RT 18 IN GRASONVILLE	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
059E	0019	0122		0000	
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>		
	1	2016	Plat Ref: 0040/0019		
<b>Special Tax Areas:</b>			<b>Town:</b>		NONE
			<b>Ad Valorem:</b>		
			<b>Tax Class:</b>		2
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
2010		1440			
		<b>Property Land Area</b>		<b>County Use</b>	
		17,649 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
1 1/2	NO	STANDARD UNIT	SIDING	1 full	
<i>Value Information</i>					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			As of 01/01/2016	As of 07/01/2016	As of 07/01/2017
<b>Land:</b>		75,100	107,600		
<b>Improvements</b>		132,300	109,000		
<b>Total:</b>		207,400	216,600	210,467	213,533
<b>Preferential Land:</b>		0			0
<i>Transfer Information</i>					
<b>Seller:</b> DEY JASON R & MARY K T/E		<b>Date:</b> 11/09/2012		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> X2146/00218		<b>Deed2:</b>	
<b>Seller:</b> DEY, KEVIN J		<b>Date:</b> 09/25/2010		<b>Price:</b> \$210,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> SM/01985/00494		<b>Deed2:</b>	
<b>Seller:</b> MELVIN, MARVE I		<b>Date:</b> 04/22/2010		<b>Price:</b> \$180,000	
<b>Type:</b> ARMS LENGTH MULTIPLE		<b>Deed1:</b> SM/01941/00198		<b>Deed2:</b>	
<i>Exemption Information</i>					
<b>Partial Exempt Assessments:</b>		<b>Class</b>	<b>07/01/2016</b>	<b>07/01/2017</b>	
<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			
<i>Homestead Application Status</i>					
<b>Homestead Application Status:</b> No Application					
<i>Homeowners' Tax Credit Application Status</i>					
<b>Homeowners' Tax Credit Application Status:</b> 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.
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, this Department makes no warranties, expressed or implied, regarding the information.

**Callahan's Lawn Care**

**P.O. Box 241  
Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
7/13/2017	5862

BILL TO
Queen Annes County Att. Jim Barton 110 Vincit street Suite 104 Centreville, MD 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	3917 main street cut overgrown lawn	7/12/2017	105.00
Thank you for your business.		<b>Total</b>	<b>\$105.00</b>