

**RESOLUTION** 17-64

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: <sup>620</sup>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 10<sup>th</sup> day of October, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephen E. Laster  
Yvonne Laster  
[Signature]  
Keith C. Birch  
[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 Buckley, 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: September 29, 2017

RE: Map 0057 Grid 0015 Parcel 0210 <sup>620</sup>~~624~~ Dominion Rd. Chester, MD 21619-2702

On August 23, 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. in the amount of \$295.00

DEPARTMENT OF PLANNING & ZONING



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September 12, 2017

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

RE: Tax Map 57 Parcel 230 (<sup>620</sup>~~624~~ 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



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August 15, 2017

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

RE: Tax Map 57 Parcel 230 <sup>620</sup>~~628~~ Dominion Rd. Chester, MD 21619)

Dear Ms. Laster:

During routine inspections in your area I noticed only part of the lot was cut and the entire lot must be kept mowed. 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

8/23/17

Real Property Data Search ( w2)

## Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
<b>Account Identifier:</b>		<b>District - 04 Account Number - 053931</b>							
<b>Owner Name:</b>		LASTER YVONNE & STEPHEN T/E			<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		824 DOMINION RD CHESTER MD 21618-2702			<b>Principal Residence:</b>		YES		
<b>Premises Address:</b>		824 DOMINION RD CHESTER 0-0000			<b>Legal Description:</b>		LOT 130/82X201/190 WMD RT 552 S/CHESTER		
<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>
0057	0015	0210		0000				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>	
1913		1,664 SF				20,776 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>			
2	NO	STANDARD UNIT	SIDING	1 full					
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>	
<b>Land:</b>		117,600		117,600		07/01/2017		07/01/2018	
<b>Improvements</b>		73,600		73,600					
<b>Total:</b>		191,200		191,200		191,200			
<b>Preferential Land:</b>		0							
Transfer Information									
<b>Seller:</b> MULLINS, CORLETA MULLINS Y			<b>Date:</b> 07/31/2008			<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> SM /01802/ 00699			<b>Deed2:</b>			
<b>Seller:</b> SMITH, HENRY W AND MARY E			<b>Date:</b> 06/09/2004			<b>Price:</b> \$184,000			
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> SM /01262/ 00681			<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>		<b>07/01/2017</b>		<b>07/01/2018</b>			
<b>County:</b>		000		0.00		0.00			
<b>State:</b>		000		0.00		0.00			
<b>Municipal:</b>		000		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: No Application</b>									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status: No Application</b>									
<b>Date:</b>									

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.

**Callahan's Lawn Care**  
**P.O. Box 241**  
**Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
9/11/2017	5980

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

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	62 <del>0</del> dominion rd <del>627</del> cut overgrown lawn	8/23/2017	195.00
Thank you for your business.		<b>Total</b>	<b>\$195.00</b>