

RESOLUTION 18-51

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: 3809 Main Street
Grasonville, MD 21638

TAX MAP: 058D GRID: 0024 PARCEL: 0120 LOT: TAX ID#: 1805000491

OWNER: Edward L. Collison Jr.

AMOUNT OF ASSESSMENT: \$135.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 11th
day of September, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephanie Eicher
[Signature]
Gregory M. [Signature]
Robert C. Bush
[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
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: August 31, 2018

RE: Map 058D Grid 0024 Parcel 0120 3809 Main Street Grasonville MD 21638

On July 13, 2018, 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 3809 Main Street in the amount of \$235.00



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August 14, 2018

Edward L. Collison Jr.
3809 Main Street
Grasonville, MD 21638

RE: Tax Map 58D Parcel 120

Dear Mr. Collison:

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 \$135.00 bill. Plus an administrative fee of \$100.00 for a total of \$235.00. 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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160 Coursevall Drive
Centreville, MD 21617

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County Commissioners:

James J. Moran, At Large

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Stephen Wilson, District 2

Robert Charles Buckey, District 3

Mark A. Anderson, District 4

June 28, 2018

Edward L. Collison Jr.
3809 Main St.
Grasonville, MD 21638

RE: Tax Map 58D, Parcel 120

Dear Mr. Collison:

During routine inspections in your area I noticed your grass has not been cut. 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.*

Therefore, you have seven (7) days from the date of this letter to address the violation by cutting the grass. If you do not take steps to address this violation within seven (7) days from the date of this letter, Queen Anne's County will hire an independent contractor to cut the grass and bill you for the cost. Failure to pay the bill within fifteen (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 Data Search (w3)

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:		District - 05 Account Number - 000491	
Owner Information			
Owner Name:	COLLISON EDWARD L JR	Use:	COMMERCIAL/RESIDENTIAL
Mailing Address:	3809 MAIN ST GRASONVILLE MD 21638	Principal Residence:	YES
		Deed Reference:	/00496/ 00045
Location & Structure Information			
Premises Address:	3809 MAIN ST GRASONVILLE 21638-0000	Legal Description:	LOT 13750 SQ FT N/S MD RT 18 IN GRASONVILLE
Map:	Grid:	Parcel:	Sub District:
058D	0024	0120	
			Subdivision:
			0000
			Section:
			Block:
			Lot:
			Assessment Year:
			2016
			Plat No:
			Plat Ref:
Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	2
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area
1894	1280		13,750 SF
County Use			
Stories	Basement	Type	Exterior
2 1/2	NO	STANDARD UNIT	SIDING
			Full/Half Bath
			1 full
			Garage
			Last Major Renovation
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2016	07/01/2017
			As of
			07/01/2018
Land:	104,300	108,700	
Improvements	73,800	72,300	
Total:	178,100	181,000	180,033
Preferential Land:	0		181,000
			0
Transfer Information			
Seller: TUTTLE, JOHN L & CAROLYN R	Date: 05/30/1995	Price: \$52,145	
Type: ARMS LENGTH IMPROVED	Deed1: SM /00496/ 00045	Deed2:	
Seller: BAKER, EDITH K	Date: 05/06/1981	Price: \$23,000	
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00175/ 00029	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	
Homestead Application Information			
Homestead Application Status: No Application			
Homeowners' Tax Credit Application Information			
Homeowners' Tax Credit Application Status: No Application		Date:	

Callahan's Lawn Care

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

Invoice

DATE	INVOICE #
8/8/2018	6443

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

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	3809 Main street cut overgrown lawn	7/13/2018	135.00
Thank you for your business.		Total	\$135.00