

RESOLUTION 18-76

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: 4223 Main St.
Grasonville, MD 21638

TAX MAP: 58H GRID: 10 PARCEL: 352 LOT: TAX ID#: 1805016932

OWNER: Toni Gillas

AMOUNT OF ASSESSMENT: \$150.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13th
day of November, 2018.

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
Jack N. Wilson Jr., 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: Vivian Swinson
Zoning Administrator

Date: October 17, 2018

RE: Map 58H Grid 10 Parcel 352 4223 Main St. Grasonville, MD 21638

On August 17, 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 4223 Main St. in the amount of \$250.00



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DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

October 2, 2018

Toni Gillas
2105 Hudson St.
Cambridge, MD 21613

RE: Tax Map 58H Parcel 352 (4223 Main St. Grasonville, MD 21638)

Dear Ms. Gillas:

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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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 #
10/1/2018	6544

amount enclosed

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

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	4223 Main St. cut overgrown lawn	10/1/2018	150.00
Thank you for your business.		Total	\$150.00



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September 13, 2018

Toni Jean Warner Gillas Trustee
2105 Hudson Rd.
Cambridge, MD 21613

RE: Tax Map 58H, Parcel 352 (4223 Main St. Grasonville)

Dear Ms. Gillas:

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 on the entire lot 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

9/20/18

Real Property Data Search (w2)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 05 Account Number - 016932							
<i>Owner Information</i>									
Owner Name:		GILLAS TONI JEAN WARNER TRUSTEE			Use: Principal Residence:		COMMERCIAL/RESIDENTIAL YES		
Mailing Address:		2105 HUDSON RD CAMBRIDGE MD 21613-			Deed Reference:		/00770/ 00409		
<i>Location & Structure Information</i>									
Premises Address:		4223 MAIN ST GRASONVILLE 21638-0000			Legal Description:		LOT 40075 SQ FT N/SIDE MD RT 18 GRASONVILLE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058H	0010	0352		0000				2019	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		County Use	
1910		1638				40,075 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	1 full					
<i>Value Information</i>									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2018		07/01/2019	
Land:		130,000		130,000					
Improvements		93,300		93,300					
Total:		223,300		223,300		223,300			
Preferential Land:		0							
<i>Transfer Information</i>									
Seller: GILLAS, EDWIN H			Date: 12/19/2000			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: SM /00770/ 00409			Deed2:			
Seller: GILLAS, EDWIN H AND TONI W			Date: 03/29/1999			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: SM /00666/ 00362			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
<i>Homestead Application Information</i>									
Homestead Application Status: Approved 04/25/2014									