

**RESOLUTION** 21-12

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 St.  
Grasonville, MD

TAX MAP: 0058D GRID: 0024 PARCEL: 0120 LOT: SECTION: TAX ID#: 1805000491

OWNER: Edward L. Collison Jr.

OCCUPIED-\_\_ VACANT-\_\_X\_\_ BANK OWNED-\_\_ VACANT LOT-\_\_ RENTED-\_\_

AMOUNT OF ASSESSMENT: \$135.00

ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 24<sup>th</sup>  
day of August, 2021.

ATTEST:

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Margie A. Houck

[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  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, 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 *VJS*  
Zoning Administrator

Date: August 12, 2021

RE: Map 058D Grid 0024 Parcel 0120 Section Lot 3809 Main St. Grasonville, MD 21638

On May 12, 2021, 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 St. in the amount of \$ 235.00



*Queen  
Anne's  
County*

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June 2, 2021

Edward L. Collison Jr.  
3809 Main St.  
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 twenty (20) 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. If payment has not been made in the twenty (20) days, the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am 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 #
5/27/2021	7978

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

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	3809 main street cut overgrown lawn	5/12/2021	135.00
Thank you for your business.		<b>Total</b>	\$135.00

DEPARTMENT OF PLANNING & ZONING

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Centreville, MD 21617

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May 4, 2021

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 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 20 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,

SEND CONTRACTOR

Harold L. Veasel  
Zoning Inspector

SEND LETTER

Real Property Data Search ( w/ )

Search Result for QUEEN ANNE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

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
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058D	0024	0120	10000.18	0000				2019	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1894	1,024 SF		13,750 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	NO	STANDARD UNIT	SIDING/	2	1 full		

Assessments

	Base Value	Value As of 01/01/2019	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	108,700	104,300		
Improvements	72,300	70,900		
Total:	181,000	175,200	175,200	175,200
Preferential Land:	0	0		

Deeds & Easements

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:

Exemptions Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Status: No Application

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.



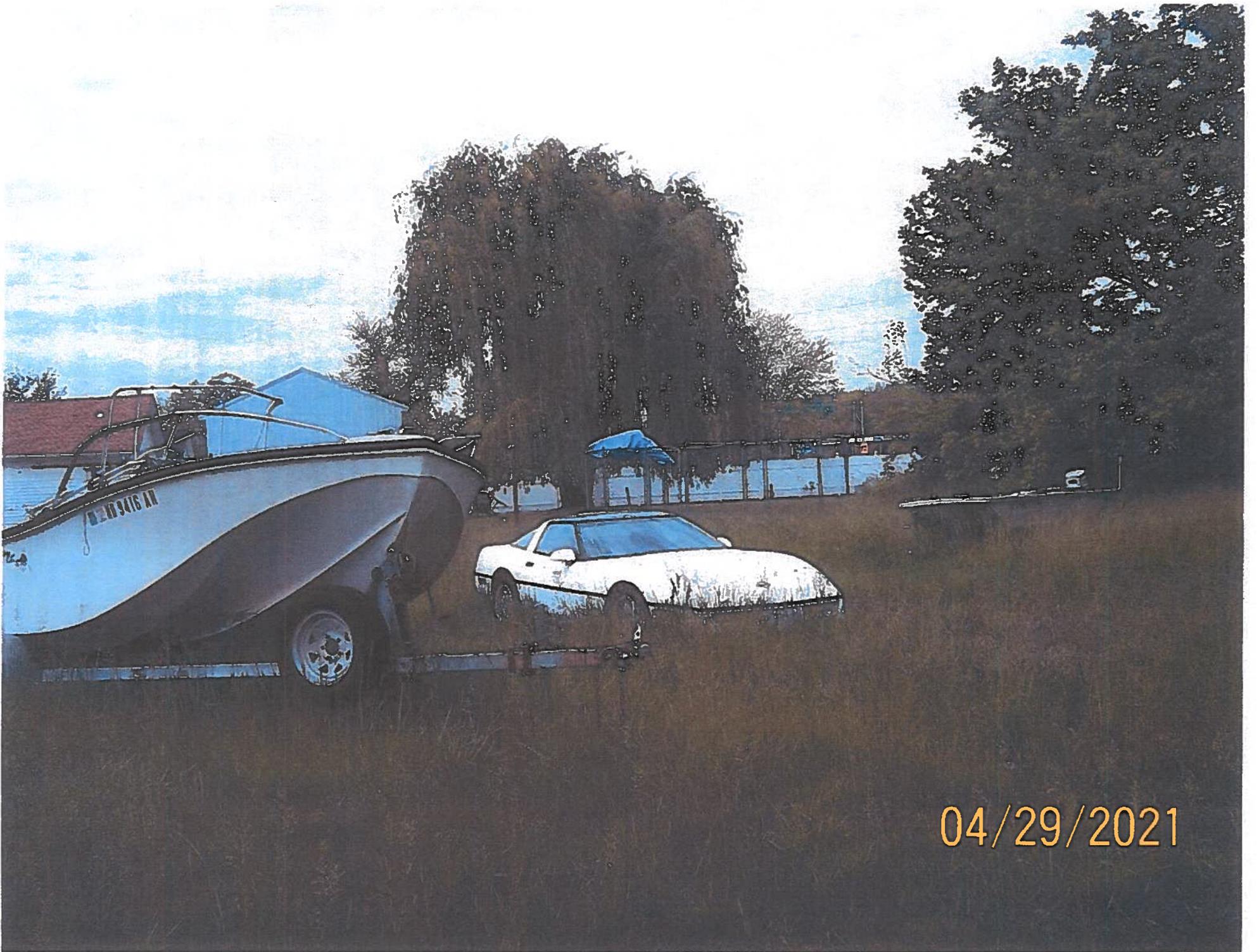
04/29/2021



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