

RESOLUTION 15-44

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: 4217 Main Street
Grasonville, MD 21638

TAX MAP: 58H GRID: 09 PARCEL: 681 LOT: TAX ID#: 1805010934

OWNER: Dawn M. and Dennis L. Anthony
c/o US Bank National

AMOUNT OF ASSESSMENT: \$90.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 25th
day of August, 2015.

ATTEST:

Mayie Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Vacant, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

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

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: August 10, 2015

RE: Map 58H, Grid 09, Parcel 681, 4217 Main Street Grasonville, MD 21638

On July 10, 2015, an independent contractor hired by the Zoning Office to cut 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, ADDRESS in the amount of \$190.00



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Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

July 27, 2015

Dawn Anthony et.al
29319 Bartlett Ave.
Easton, MD 21601-8678

RE: Tax Map 58H, Parcel 681 (4217 Main St. Grasonville, MD 21638)

Dear Ms. Anthony:

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 \$90.00 bill. Plus an administrative fee of \$100.00 for a total of \$190.00. 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 #
7/10/2015	4919

BILL TO
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	4217 Main st. Cut, trim , and blow lawn and walks.	6/18/2015	90.00
Thank you for your business.		Total	\$90.00



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Jack A. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

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July 6, 2015

Dawn Anthony, et.al
29319 Bartlett Avenue
Easton, MD 21601-8678

RE: Tax Map 58H , Parcel 681 (4217 Main St. Grasonville 21638)

Dear Ms. Anthony:

Queen Anne's County hired an independent contractor to remove trash on the property referenced above. Attached is a copy of the bill.

Therefore, you have seven (7) days from the date of this letter to pay the \$1,055.00 bill, plus an administrative fee of \$100.00 for a total of \$1,155.00. 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,

Joe Pippin
Zoning/Nuisance Inspector

Attachments: Invoice: Traveling Lawn Service

Trawlin Lawn Service 792324
 Dale Walls
 205 Inglewicks Rd
 Barclay Md 21607

CUSTOMER'S ORDER NO.		DATE				
		6-20-15				
NAME Queen Annes County Planning & Zoning						
ADDRESS						
CITY, STATE, ZIP Centerville, Md						
SOLD BY	CASH	C.O.D	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
QUAN.	DESCRIPTION		PRICE	AMOUNT		
1	4217 Main St					
2	Brazonville, Md					
3	Junk removed					
4						
5	Dumpster			50.00		
6	Labor			490.00		
7				1055.00		
8						
9						
10						
11	Thank you					
12						
RECEIVED BY						

check 7 days
 from July 6th

A-4705
 T-46520

KEEP THIS SLIP FOR REFERENCE

01-11



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County Commissioners:

James J. Moran, At Large
David L. Dunmyer, District 1
Bob Simmons, District 2
Philip L. Dumenil, District 3
Dave Olds, District 4

June 1, 2015

Dawn Anthony, et al
29319 Bartlett Avenue
Easton, MD. 21601 – 8678

RE: Map 58H Parcel 681 (4217 Main St. Grasonville 21638)

Dear Ms. Anthony:

While investigating a nuisance complaint on your property, I noticed trash/junk on the property and the grass exceeded the maximum height allowed. I have determined that you are in violation of Queen Anne's County Code Sections 19-3.B Nuisance prohibited. *A person may not place, deposit, maintain or voluntarily allow to be placed, deposited or maintained on the person's premises any matter that constitutes a nuisance under this Part 1. Namely 19-1 Junk – old or scrap: A. Copper and brass; B. Rope; C. Rags; D. Batteries; E. Paper; F. Trash; G. Rubber debris, including tires; H. Waste; I. Iron, steel and any other old scrap material, including wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts; or J. Household appliance. 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 grass violation and fifteen (15) days to clean the property up or a civil zoning citation will be issued. I can be reached at 410 758-4088 Monday thru Friday from 8am to 10am.

Sincerely,

Harold Veasel
Zoning Inspector

NO RESPONSE AND
NOTHING HAS BEEN DONE
GRASS OR TRASH

6/16/15

called collector 4/17/15
called Duke 6/17/15



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REQUEST FOR NUISANCE INSPECTOR

DATE: 5/28/15 DATE OF VIOLATION: _____

PROPERTY ADDRESS: 4217 Main St

TAX ACCOUNT NUMBER: 1B-05-010934

MAP: 584 BLOCK: 9 PARCEL: 681

PROPERTY OWNER: Anthony, Dawn + Dennis

COMPLAINANT'S NAME: * Lisa Clough

COMPLAINANT'S ADDRESS: * 4215 Main St Greenville

COMPLAINANT'S TELEPHONE NUMBER: * 410-490-6650

NATURE OF VIOLATION: Vacant 3 yrs. property

Manager is no longer maintaining the lot.

Tree in decay & ~~is~~ danger of falling on Electric Line

FOLLOW UP: Please call Lisa Clough after
site inspections

SEND LETTER DELMARVA PWR TREES ON LINES

UNFOUNDED:

CITATION ISSUED:

*OPTIONAL

CM

Real Property Data Search (w/)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:		District - 05 Account Number - 010934
<i>Owner Information</i>		
Owner Name:	ANTHONY DAWN MICHELLE ANTHONY DENNIS L	Use: Principal Residence: Deed Reference: COMMERCIAL/RESIDENTIAL NO /01387/ 00156
Mailing Address:	C/O US BANK NATIONAL 4050 REGENT BOULEVARD IRVING TX 75063-	
<i>Location & Structure Information</i>		
Premises Address:	4217 MAIN ST GRASONVILLE 21638-0000	Legal Description: 20995 SQ FT N/SIDE MD RT 18 IN GRASONVILLE
Map:	Grid:	Parcel:
058H	0009	0681
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2016
Plat No:	Plat Ref:	0032/ 0050
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	2
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1918	1756	Property Land Area
		20,995 SF
County Use		
Stories	Basement	Type
2 1/2	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full	Last Major Renovation
<i>Value Information</i>		
	Base Value	Value As of 01/01/2013
Land:	110,900	110,900
Improvements	133,400	133,400
Total:	244,300	244,300
Phase-in Assessments	As of 07/01/2015	As of 07/01/2016
Preferential Land:	0	244,300
<i>Transfer Information</i>		
Seller: ANTHONY, DAWN MICHELLE & HARVEY	Date: 04/18/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: SM /01387/ 00156	Deed2:
Seller: LOPEZ, WILLIAM RICARDO & BRENDA M	Date: 12/13/2002	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: SM /01000/ 00016	Deed2:
Seller: LOPEZ, WILLIAM R	Date: 04/21/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: MWM /00461/ 00661	Deed2:
<i>Exemption Information</i>		
Partial Exempt Assessments:	Class	07/01/2015
County:	000	07/01/2016
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	0.00
Exempt Class:	NONE	
<i>Homestead Application Information</i>		
Homestead Application Status: No Application		