

RESOLUTION 16-55

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 21638

TAX MAP: 58D GRID: 24 PARCEL: 120 LOT: TAX ID#: 1805000491

OWNER: Edward L. Collison Jr.

AMOUNT OF ASSESSMENT: \$210.00
ADMINISTRATIVE FEE : \$200.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13th day of September, 2016.

ATTEST:

Margie A. 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
David L. Dunmyer, District 1
Bob Simmons, District 2
Philip L. Dumenil, District 3
Dave Olds, 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: September 6, 2016

RE: Map 58D, Grid 24, Parcel 120, 3809 Main St., Grasonville, MD 21638

On July 7, 2016 and August 10, 2016, 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., Grasonville in the amount of \$410.00



**Queen
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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

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August 17, 2016

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 fifteen (15) days from the date of this letter to pay the \$210.00 total of two bills. Plus an administrative fee of \$200.00 for a total of \$410.00 for both. 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 #
8/15/2016	5439

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	3809 Main St. Cut, trim , and blow lawn and walks.	8/10/2016	105.00
Thank you for your business.		Total	\$105.00

Callahan's Lawn Care

P.O. Box 241
 Queenstown, MD 21658

Invoice

DATE	INVOICE #
8/1/2016	5380

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	3809 Main Street Cut, trim , and blow lawn and walks.	7/7/2016	105.00
Thank you for your business.		Total	\$105.00



**Queen
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County Commissioners:

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Paul Comfort, District 1
Stephen Wilson, District 2
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Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

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June 27, 2016

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

RE: Tax Map 58D, Parcel 120

Dear Mr. Collison:

During an investigation of a nuisance complaint on your property, 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

ORDERED CUT

Real Property Data Search (w3)

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 - 000491			
Owner Information					
Owner Name:	COLLISON EDWARD L JR		Use:	COMMERCIAL/RESIDENTIAL	
Mailing Address:	3809 MAIN STREET 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:	Subdivision:	Section:
058D	0024	0120		0000	
					Block:
					Lot:
					Assessment Year:
					2016
					Plat No:
					Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	2
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1894	1280		13,750 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	NO	STANDARD UNIT	SIDING	1 full	
					Last Major Renovation
Value Information					
	Base Value	Value As of	Phase-In Assessments		
		01/01/2016	As of	As of	
Land:	104,300	108,700	07/01/2015	07/01/2016	
Improvements	73,800	72,300			
Total:	178,100	181,000	178,100	179,067	
Preferential Land:	0			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	07/01/2015	07/01/2016		
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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.



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August 2, 2016

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

RE: Tax Map 58D, Parcel 120

Dear Mr. Collison:

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Sincerely,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR
TEXTED CALLAHAN