

RESOLUTION 16-84

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: 4136 Main Street  
Grasonville, MD 21638

TAX MAP: 58H GRID: 09 PARCEL: 139 LOT: TAX ID#: 1805008832

OWNER: Robert W. Britton Jr.

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 22nd day of November, 2016.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

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



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

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

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: November 8, 2016

RE: Map 58H Grid 09 Parcel 139 4136 Main Street Grasonville, MD 21638

On September 9, 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 4136 Main Street in the amount of \$250.00

DEPARTMENT OF PLANNING & ZONING



*Queen  
Anne's  
County*

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

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Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
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Telephone Planning: (410) 758-1255  
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October 24, 2016

Robert Britton Jr.  
4136 Main St.  
Grasonville, MD 21638-1251

RE: Tax Map 58H Parcel 139

Dear Mr. Britton:

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 #
9/26/2016	5509

<b>BILL TO</b>
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed
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<b>TERMS</b>
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ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	4136 Main Street cut overgrown lawn	9/9/2016	150.00
Thank you for your business.		<b>Total</b>	<b>\$150.00</b>



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

August 24, 2016

Robert Britton Jr.  
4136 Main St.  
Grasonville, MD 21638-1251

**RE:** Tax Map 58H Parcel 139

Dear Mr. Britton:

During a routine inspection in your neighborhood I noticed your grass has not been mowed. 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 9/7/16

TEXT CALLAHAN

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 - 008832

Owner Information

Owner Name: BRITTON ROBERT W JR  
BRUSH CANDACE M Use: Principal Residence: COMMERCIAL/RESIDENTIAL YES  
Mailing Address: 4136 MAIN ST GRASONVILLE MD 21638-1251 Deed Reference: /02093/ 00729

Location & Structure Information

Premises Address: 4136 MAIN ST GRASONVILLE 21638-0000 Legal Description: LOT 19790 SQ FT S/SIDE MD RT 18 GRASONVILLE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
058H	0009	0139		0000				2016		

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
1930	1314		19,790 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	107,300	109,700		
Improvements	79,900	89,100		
Total:	187,200	198,800	191,067	194,933
Preferential Land:	0			0

Transfer Information

Seller: GROVE DORIS V & MELANIE L Type: ARMS LENGTH IMPROVED	Date: 04/04/2012 Deed1: /02093/ 00729	Price: \$189,000 Deed2:
Seller: GROVE, DORIS V Type: NON-ARMS LENGTH OTHER	Date: 01/09/2002 Deed1: SM /00875/ 00078	Price: \$0 Deed2:
Seller: GROVE, DORIS V & RONDA L J/T Type: NON-ARMS LENGTH OTHER	Date: 01/09/2002 Deed1: SM /00875/ 00059	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
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: Approved 12/31/2012