

RESOLUTION 17-36

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: 322 Wilson Rd.
Grasonville, MD 21638

TAX MAP: 058F GRID: 0021 PARCEL: 0520 LOT: TAX ID#: 1805014867

OWNER: Larry T. Buchanan

AMOUNT OF ASSESSMENT: \$120.00
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8th
day of August, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Steph J. Viter
Gregory W. ...
Robert ...
Wendell ...



**Queen
Anne's
County**

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

County Commissioners:

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

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: July 7, 2017

RE: Map 058F Grid 0021 Parcel 0520 322 Wilson Rd. Grasonville, MD 21638

On May 15, 2017, 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 ^{322 Wilson Rd} ~~601 Kimberly Way~~
in the amount of \$220.00



*Queen
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June 21, 2017

Larry Buchanan
1403 Lincoln Woods Dr.
Grasonville, MD 21228

RE: Tax Map 58F Parcel 520 (322 Wilson Rd. Grasonville, MD 21638)

Dear Mr. Buchanan:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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 #
6/17/2017	5790

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	322 Wilson rd cut overgrown lawn	5/15/2017	120.00

Thank you for your business.	Total	\$120.00
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Queen
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May 4, 2017

Larry Buchanan
1403 Lincoln Woods Dr.
Baltimore, MD 21228

RE: Tax Map 58F Parcel 520 (322 Wilson Rd. Grasonville, MD 21638)

Dear Mr. Buchanan:

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 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

Real Property Data Search (v1)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 014867							
Owner Name:		BUCHANAN LARRY T				Use:		RESIDENTIAL	
Mailing Address:		1403 LINCOLN WOODS DR BALTIMORE MD 21228				Principal Residence:		NO	
						Deed Reference:		A2380/00042	
Premises Address		322 WILSON RD GRASONVILLE 21638-0000				Legal Description:		PARCEL 1 - 28800 SF N/M D RT 18 E/GRASONVILLE	
Map:	Grid:	Parcel:	Sub District	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058F	0021	0520		0000				2016	
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	
1994		1,056 SF				28,880 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	MANUFACTURED HOME	SIDING	1 h/1					
		Base Value	Value	Phase-In Assessments					
			As of	As of	As of				
Land		77,300	01/01/2016	80,900	07/01/2016	07-01-2017			
Improvements		39,700		18,400					
Total		117,000		100,300		100,300		100,300	
Preferential Land:		0				0		0	
Seller:		US BANK NATIONAL ASSOCIATION		Date:		03/02/2015		Price:	
Type:		NON-ARMS LENGTH OTHER		Deed1:		A2380/00042		Deed2:	
Seller:		JOHNSON HILDA V		Date:		06/30/2014		Price:	
Type:		NON-ARMS LENGTH OTHER		Deed1:		A2302/00025		Deed2:	
Seller:				Date:				Price:	
Type:				Deed1:		A00109/00012		Deed2:	
Partial Exempt Assessments:		Class			07/01/2016		07/01/2017		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00000		0.00000		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				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
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.