

**RESOLUTION 17-39**

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 St.  
Grasonville, MD 21638-1251

TAX MAP: 058H GRID: 0009 PARCEL: 0139 LOT: TAX ID#: 1805008832

OWNER: Robert W. Britton Jr. & Candace M. Brush

AMOUNT OF ASSESSMENT: \$180.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 8<sup>th</sup> day of August, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephen P. Miller  
Gregory S. ...  
Robert C. Brush  
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 Buekey, 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 058H Grid 0009 Parcel 0139 4136 Main St. Grasonville, MD 21638-1251

On May 9, 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 <sup>4136 Main St</sup>~~601 Kimberly Way~~  
in the amount of \$280.00



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**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckley, District 3  
Mark A. Anderson, District 4

Telephone Planning: (410) 758-1255  
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June 21, 2017

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 \$180.00 bill. Plus an administrative fee of \$100.00 for a total of \$280.00. 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**

Queenstown, MD 21658

**Invoice**

DATE	INVOICE #
5/9/2017	15712

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

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	4136 Main street cut overgrown lawn	5/9/2017	180.00
Thank you for your business.		<b>Total</b>	<b>\$180.00</b>



Queen  
Anne's  
County

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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

June 2, 2017

Robert Britton  
4138 Main Street  
Grasonville, MD 21638-1251

RE: Tax Map 58H Parcel 139

Dear Mr. Britton:

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.*

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,

SEND CONTRACTOR

Harold L. Veasel  
Zoning Inspector

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Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
<b>Account Identifier:</b>		<b>District - 05 Account Number - 008832</b>							
<b>Owner Name:</b>		BRITTON ROBERT W JR BRUSH CANDACE M				<b>Use:</b>		COMMERCIAL/RESIDENTIAL	
<b>Mailing Address:</b>		4136 MAIN ST GRASONVILLE MD 21638-1251				<b>Principal Residence:</b>		YES	
						<b>Deed Reference:</b>		02093/00729	
<b>Premises Address:</b>		4136 MAIN ST GRASONVILLE 21638-0000				<b>Legal Description:</b>		LOT 19790 SQ FT S/SIDE MD RT 18 GRASONVILLE	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Pat No:</b>
055H	0009	0139		0000				2016	Pat Ref:
<b>Special Tax Areas:</b>						<b>Town</b>		NONE	
						<b>Ad Valorem:</b>			
						<b>Tax Class:</b>		2	
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1910		1314				19,790 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Detached				
		<b>Base Value</b>	<b>Value</b>		<b>Phase-in Assessments</b>				
			<b>As of</b>		<b>As of</b>		<b>As of</b>		
			01/01/2016		07/01/2016		07/01/2017		
<b>Land:</b>		107,300	109,700						
<b>Improvements</b>		79,900	89,100						
<b>Total</b>		187,200	198,800		191,067		194,933		
<b>Preferential Land</b>		0					0		
<b>Seller:</b>		GROVE DORIS V & MELANIE L				<b>Date:</b>		04/04/2012	
<b>Type:</b>		ARMS LENGTH IMPROVED				<b>Deed1:</b>		02093 00729	
						<b>Deed2:</b>			
<b>Seller:</b>		GROVE, DORIS V				<b>Date:</b>		01/09/2002	
<b>Type:</b>		NON-ARMS LENGTH OTHER				<b>Deed1:</b>		SM /00875/ 00078	
						<b>Deed2:</b>			
<b>Seller:</b>		GROVE, DORIS V & RONDA L JT				<b>Date:</b>		01/09/2002	
<b>Type:</b>		NON-ARMS LENGTH OTHER				<b>Deed1:</b>		SM /00875/ 00059	
						<b>Deed2:</b>			
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2016		07/01/2017			
<b>County:</b>		000		0 00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0 000 00		0 000 00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture</b>		NONE			
<b>Exempt Class:</b>									
<b>Homestead Application Status:</b> Approved 12/31/2012									
<b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b>									

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 Ident for
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.