

RESOLUTION 17-62

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: 4223 Main St.
Grasonville, MD 21638

TAX MAP: 58H GRID: 10 PARCEL: 352 LOT: TAX ID#: 1805016932

OWNER: Toni Jean Warner Gillas

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th
day of October, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephen F. Fyler
Gregory W. Fyler
Robert C. Burch
William C. Ouders



**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: September 29, 2017

RE: Map 58H Grid 10 Parcel 352 4223 Main St. Grasonville, MD 21638

On August 11, 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 4223 Main St. in the amount of \$250.00



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160 Coursevall Drive
Centreville, MD 21617

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

September 12, 2017

Toni Gillas
2105 Hudson St.
Cambridge, MD 21613

RE: Tax Map 76 Parcel 51 (4223 Main St. Grasonville, MD 21638)

Dear Ms. Gillas:

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



*Queen
Anne's
County*

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County Commissioners:

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

July 28, 2017

Toni Gillas
2105 Hudson St.
Cambridge, MD 21613

RE: Tax Map 58H Parcel 352 (4223 Main St. Grasonville)

Dear Ms. Gillis:

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 and cut the grass on the entire lot. 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 (w4)

Search Result for QUEEN ANNE S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 016932							
<i>Owner Information</i>									
Owner Name:		GILLAS TONI JEAN WARNER TRUSTEE				Use:		COMMERCIAL/RESIDENTIAL	
Mailing Address:		2105 HUDSON RD CAMBRIDGE MD 21613-				Principal Residence:		YES	
						Deed Reference:		/00770/ 00409	
<i>Location & Structure Information</i>									
Premises Address:		4223 MAIN ST GRASONVILLE 21638-0000				Legal Description:		LOT 40075 SQ FT N/SIDE MD RT 18 GRASONVILLE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No.
058H	0010	0352		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	
1910		1638				40,075 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	1 full					
<i>Value Information</i>									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		125,000		130,000					
Improvements		66,600		93,300					
Total:		191,600		223,300		212,733		223,300	
Preferential Land:		0						0	
<i>Transfer Information</i>									
Seller:		GILLAS, EDWIN H				Date:		12/19/2000	
Type:		NON-ARMS LENGTH OTHER				Deed1:		SM /00770/ 00409	
						Deed2:			
Seller:		GILLAS, EDWIN H AND TONI W				Date:		03/29/1999	
Type:		NON-ARMS LENGTH OTHER				Deed1:		SM /00666/ 00362	
						Deed2:			
Seller:						Date:			
Type:						Deed1:			
						Deed2:			
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018	
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			
<i>Homestead Application Information</i>									
Homestead Application Status:		Approved 04/25/2014							
<i>Homeowners' Tax Credit Application Information</i>									
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.

Callahan's Lawn Care

**P.O. Box 241
Queenstown, MD 21658**

Invoice

DATE	INVOICE #
9/11/2017	5968

BILL TO
Queen Annes County Att. Jim Barton 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	4223 Main street cut overgrown lawn	8/11/2017	150.00
Thank you for your business.		Total	\$150.00