

RESOLUTION 17-69

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: 058D GRID: 0024 PARCEL: 0120 LOT: TAX ID#: 1805000491

OWNER: Edward L. Collison Jr.

AMOUNT OF ASSESSMENT: \$105.00
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

[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 Bucky, 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: September 29, 2017

RE: Map 058D Grid 0024 Parcel 0120 3809 Main St. Grasonville, MD 21638

On August 23, 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 3809 Main St in the amount of \$205.00



*Queen
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County*

DEPARTMENT OF PLANNING & ZONING

110 Vindict 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 Buckey, District 3
Mark A. Anderson, District 4

Telephone Planning: (410) 758-1255
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September 12, 2017

Edward L. Collison Jr.
3809 Main Street
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 \$105.00 bill. Plus an administrative fee of \$100.00 for a total of \$205.00. 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
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DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

County Commissioners:

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

August 14, 2017

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

SEND CONTRACTOR

8/24/17

Real Property Data Search (v2)

Search Result for QUEEN ANNE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Account Identifier: District - 05 Account Number - 000491

Owner Name: COLLISON EDWARD L JR
Use: COMMERCIAL/RESIDENTIAL
Principal Residence: YES
Mailing Address: 3809 MAIN STREET
Deed Reference: /00498/ 00045
 GRASONVILLE MD 21638

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:	Block:	Lot:	Assessment Year:	Plat No:
0580	0024	0120		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
1894	1280		13,750 SF	

Stories	Basement	Type	Exterior	Fu/Half Bath	Garage	Last Major Renovation
2 1/2	NO	STANDARD UNIT	SIDING	1 full		

	Base Value	Value As of 01/01/2016	Phase-In Assessments As of 07/01/2017	As of 07/01/2018
Land:	104,300	103,700		
Improvements	73,800	72,300		
Total:	178,100	181,000	180,033	181,000
Preferential Land:	0			0

Seller: TUTTLE, JOHN L & CAROLYN R
Date: 05/30/1995
Type: ARMS LENGTH IMPROVED
Deed1: SM /00496/ 00045
Price: \$52,145
Deed2:

Seller: BAKER, EDITH K
Date: 05/06/1981
Type: ARMS LENGTH IMPROVED
Deed1: MWM /00175/ 00029
Price: \$23,000
Deed2:

Seller:
Date:
Type:
Deed1:
Price:
Deed2:

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:
Exempt Class: NONE
Special Tax Recapture:

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.

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
9/11/2017	5978

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	3809 Main st cut overgrown lawn	8/23/2017	105.00
Thank you for your business.		Total	\$105.00