

**RESOLUTION** 18-03

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: 114 Robinson Ln.  
Grasonville, MD 21638

TAX MAP: 581 GRID: 22 PARCEL: 791 LOT: 2 TAX ID#: 1805039487

OWNER: Alfred Cole, C/O Aszaine Cole

AMOUNT OF ASSESSMENT: \$175.00  
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 23<sup>rd</sup> day of January, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephen Ziegler  
Jay B. ...  
Mark C. ...  
Will ...



**Queen  
Anne's  
County**

**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 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: December 15, 2017

RE: Map 581 Grid 22 Parcel 791 114 Robinson Ln. Grasonville, MD 21638

On November 16, 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 114 Robinson Ln. in the amount of \$275.00



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November 6, 2017

Alfred W. Cole  
C/O Aszaine Cole  
1409 Blue Heron Dr.  
Denton, MD 21629

RE: Tax Map 58I Parcel 791 (114 Robinson Ln. Grasonville, MD 21638)

Dear Mr. Cole:

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

**DEPARTMENT OF PLANNING AND ZONING**

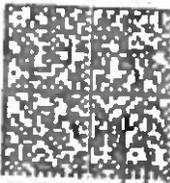
QUEEN ANNE'S COUNTY  
110 VINCENT STREET, SUITE 104  
CENTREVILLE, MARYLAND 21617  
RETURN SERVICE REQUESTED

*Handwritten:* 1/10/17

Alfred W. Cole  
C/O Aszaine Cole  
1409 Blue Herron Dr  
Denton, MD 2

EASTON MD 216

08 NOV 2017 11:1



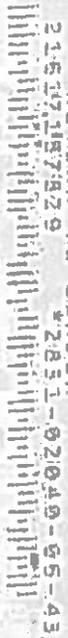
Mailed From 21617  
11/06/2017  
032A 0061805899

USPS  
FIRST-CLASS  
\$00.46

21629811667 PER 78

FWD

EC:



COLE

212 OFF 1 A17C0011/13/17  
RETURN TO SENDER

MOVED LEFT NO ADDRESS

UNABLE TO FORWARD  
RETURN TO SENDER

21629811667 PER 78



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December 1, 2017

Alfred W. Cole  
C/O Aszaine Cole  
1409 Heron Dr.  
Denton, MD 21629

RE: Tax Map 58I Parcel 791 (114 Robinson Ln. Grasonville, MD 21638)

Dear Mr. Cole:

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 \$175.00 bill. Plus an administrative fee of \$100.00 for a total of \$275.00. 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. If payment has not been made in the fifteen (15) day period the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel  
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

**DEPARTMENT OF PLANNING AND ZONING**

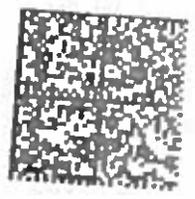
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CENTREVILLE, MARYLAND 21617  
RETURN SERVICE REQUESTED

*FWD*

Alfred W. Cole  
C/O Aszaine Cole  
1409 Heron Dr.  
Denton, MD 2

21629811617 MD25  
FWD

COLE  
RETURN TO SENDER  
MAY 17 2017  
17C0022/07/17  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 21617187829  
\*9827-07328-01-38



**FP** US POSTAGE  
\$00.46  
First-Class  
Marked From 21617  
12/01/2017  
032A 0061808287



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Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

**Callahan's Lawn Care**

**P.O. Box 241**

**Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
11/30/2017	6095

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	114 Robinson lane cut overgrown lawn	11/16/2017	175.00
Thank you for your business.		<b>Total</b>	<b>\$175.00</b>

**Callahan's Lawn Care**

**P.O. Box 241**

**Queenstown, MD 21658**

**Invoice**

DATE	INVOICE #
11/30/2017	6095

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

amount enclosed

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Real Property Data Search ( v2)

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>			<a href="#">View GroundRent Registration</a>				
<b>Account Identifier:</b>		<b>District - 05 Account Number - 039487</b>							
<b>Owner Name:</b>		COLE ALFRED W			<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		C/O ASZAIN COLE 1409 BLUE HERON DR DENTON MD 21829-			<b>Principal Residence:</b>		NO		
					<b>Deed Reference:</b>		/00741/ 00563		
<b>Premises Address:</b>		114 ROBINSON LN GRASONVILLE 21638-0000			<b>Legal Description:</b>		LOT 2 - .665 ACRES N/CEMETERY LANE S/E 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>Plat No:</b>
0581	0022	0791		0000			2	2018	Plat 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>	
1985		1,120 SF				28,867 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>		<b>Exterior SIDING</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>		
1	NO	MANUFACTURED HOME			2 full				
		<b>Base Value</b>		<b>Value As of 01/01/2018</b>		<b>Phase-In Assessments As of 07/01/2017</b>		<b>As of 07/01/2018</b>	
<b>Land:</b>		87,300		90,900					
<b>Improvements</b>		11,400		22,400					
<b>Total:</b>		98,700		113,300		108,433		113,300	
<b>Preferential Land:</b>		0						0	
<b>Seller:</b>		INTERFAITH HOUSING DEVELOPMENT		<b>Date:</b>		06/29/2000		<b>Price:</b>	
<b>Type:</b>		NON-ARMS LENGTH OTHER		<b>Deed1:</b>		SM /00741/ 00563		<b>Deed2:</b>	
<b>Seller:</b>		INTERFAITH HOUSING DEVELOPMENT		<b>Date:</b>		04/10/1997		<b>Price:</b>	
<b>Type:</b>		NON-ARMS LENGTH OTHER		<b>Deed1:</b>		SM /00566/ 00055		<b>Deed2:</b>	
<b>Seller:</b>		TAYLOR, LENWOOD E & ANNE R		<b>Date:</b>		05/31/1990		<b>Price:</b>	
<b>Type:</b>		ARMS LENGTH IMPROVED		<b>Deed1:</b>		MWM /00350/ 00609		<b>Deed2:</b>	
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2017</b>		<b>07/01/2018</b>			
<b>County:</b>		000		0.00		0.00			
<b>State:</b>		000		0.00		0.00			
<b>Municipal:</b>		000		0.00/0.00		0.00/0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>		NONE			
<b>Exempt Class:</b>									
<b>Homestead Application Status:</b>		No Application							
<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 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.