

**RESOLUTION** 18-18

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: 2702 Cox Neck Rd.  
Chester, MD 21619

TAX MAP: 57 GRID: 00 PARCEL: 527 LOT: 2 TAX ID#: 1804039424

OWNER: John E. Burton 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 10<sup>th</sup>  
day of July, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephen E. White  
John E. Burton Jr.  
Gregory W. Smith  
William C. O'Connell



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

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson  
Zoning Administrator

Date: June 20, 2018

RE: Map 57 Grid 00 Parcel 527 Lot 2 2702 Cox Neck Rd. Chester, MD 21619

On May 23, 2018, 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 2702 Cox Neck Rd. in the amount of \$205.00



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June 6, 2018

John E. Burton Jr.  
102 Tackle Cir..  
Chester, MD 21619

RE: Tax Map 57 Parcel 527 Lot 2 (2702 Cox Neck Rd. Chester, MD 21619)

Dear Mr. Burton:

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. 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



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May 16, 2018

John E. Burton Jr.  
102 Tackle Cir.  
Chester, MD 21619

RE: Tax Map 57 Parcel 527 Lot 2 (2702 Cox Neck Rd. Chester, MD 21619)

Dear Mr. Ambrose:

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,

SEND CONTRACTOR

Harold L. Veasel  
Zoning Inspector

Real Property Data Search ( w1)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
<b>Account Identifier:</b>		<b>District - 04 Account Number - 039424</b>							
Owner Information									
<b>Owner Name:</b>		BURTON JOHN E JR BURTON SHELLEY M			<b>Use:</b> Principal Residence:		RESIDENTIAL NO		
<b>Mailing Address:</b>		102 TACKLE CIR CHESTER MD 21619-			<b>Deed Reference:</b>		/01406/ 00241		
Location & Structure Information									
<b>Premises Address:</b>		2702 COX NECK RD 0-0000			<b>Legal Description:</b>		LOT 2-BLK AA-SECT 3 HARBOR VIEW		
<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>
0057	0000	0527		4043	3	AA	2	2018	Plat Ref:
<b>Special Tax Areas:</b>				<b>Town:</b>		NONE			
				<b>Ad Valorem:</b>					
				<b>Tax Class:</b>		1			
<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>	
1976		1,221 SF				14,976 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	NO	STANDARD UNIT		SIDING	2 full				
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-In Assessments</b>			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
<b>Land:</b>		117,000		140,900					
<b>Improvements</b>		84,400		95,300					
<b>Total:</b>		201,400		236,200		201,400		213,000	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller:</b> BURTON, SHELLEY M				<b>Date:</b> 06/02/2005		<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> SM /01406/ 00241		<b>Deed2:</b>			
<b>Seller:</b> BURTON, SHELLEY M &				<b>Date:</b> 03/17/2005		<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> SM /01375/ 00168		<b>Deed2:</b>			
<b>Seller:</b> CARTER, DENNIS R				<b>Date:</b> 03/17/2005		<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> SM /01375/ 00164		<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2017		07/01/2018			
<b>County:</b>		000		0.00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>					
<b>Exempt Class:</b>				NONE					
Homestead Application Information									
<b>Homestead Application Status:</b> No Application									
Homeowners' Tax Credit Application Information									
<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.



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REQUEST FOR NUISANCE INSPECTOR

DATE: 5-21-18 DATE OF VIOLATION: \_\_\_\_\_  
PROPERTY ADDRESS: 2702 Cox Neck Rd Chester  
TAX ACCOUNT NUMBER: 1804039424  
MAP: 57 BLOCK: \_\_\_\_\_ PARCEL: 527  
PROPERTY OWNER: Burton, John

COMPLAINANT'S NAME: \* \_\_\_\_\_

COMPLAINANT'S ADDRESS: \* \_\_\_\_\_

COMPLAINANT'S TELEPHONE NUMBER: \* \_\_\_\_\_

NATURE OF VIOLATION: Grass not cut

FOLLOW UP: SENT LETTER

UNFOUNDED:

CITATION ISSUED:

\*OPTIONAL

**Callahan's Lawn Care**

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

**Invoice**

DATE	INVOICE #
6/3/2018	6230

<b>BILL TO</b>
Queen Annes County Att. Vivian Swindon 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	2702 Cox Neck Rd cut overgrown lawn	5/23/2018	105.00
Thank you for your business.		<b>Total</b>	<b>\$105.00</b>