

RESOLUTION 18-11

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 Street
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 12th
day of June, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephen E. Baker
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

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

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

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: June 3, 2018

RE: Map 058D Grid 0024 Parcel 0120 3809 Main Street Grasonville MD 21638

On May 9, 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 3809 Main Street in the amount of \$205.00

DEPARTMENT OF PLANNING & ZONING



Queen
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County

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May 14, 2018

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,

A handwritten signature in cursive script that reads "Harold L. Veasel".

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Callahan's Lawn Care
P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
5/11/2018	6220

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	3809 Main st. cut overgrown lawn	5/9/2018	105.00
Total			\$105.00



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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

May 2, 2018

Edward L. Collison Jr.
3809 Main St.
Grasonville, MD 21638

RE: Tax Map 58D, Parcel 120

Dear Mr. Collison:

During routine inspections in your area I noticed your grass has not been cut. 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

5/9/18

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 - 000491									
Owner Information										
Owner Name:	COLLISON EDWARD L JR	Use: COMMERCIAL/RESIDENTIAL								
Mailing Address:	3809 MAIN STREET GRASONVILLE MD 21638	Principal Residence: YES Deed Reference: /00496/ 00045								
Location & Structure Information										
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:	
058D	0024	0120		0000				2016	Plat Ref:	
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	Full/Half Bath	Garage	Last Major Renovation				
2 1/2	NO	STANDARD UNIT	SIDING	1 full						
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2016	07/01/2017		07/01/2018			
Land:			104,300	108,700						
Improvements			73,800	72,300						
Total:			178,100	181,000	180,033		181,000			
Preferential Land:			0				0			
Transfer Information										
Seller: TUTTLE, JOHN L & CAROLYN R			Date: 05/30/1995			Price: \$52,145				
Type: ARMS LENGTH IMPROVED			Deed1: SM /00496/ 00045			Deed2:				
Seller: BAKER, EDITH K			Date: 05/06/1981			Price: \$23,000				
Type: ARMS LENGTH IMPROVED			Deed1: MWM /00175/ 00029			Deed2:				
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Exemption Information										
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							
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					