

RESOLUTION 18-34

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: 121 Newtown Road
Chester, MD

TAX MAP: 57 GRID: 21 PARCEL: 284 LOT: TAX ID#: 1804001982

OWNER: Jason W. Gessford

AMOUNT OF ASSESSMENT: \$120.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 14th day of August, 2018.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



**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 Buckley, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date:

RE: Map 57 Grid 21 Parcel 284 121 Newtown Road Chester, MD 21619

On June 8, 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 121 Newtown Road in the amount of \$220.00

DEPARTMENT OF PLANNING & ZONING



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July 10, 2018

Jason Gessford
13785 River Rd.
Greensboro, MD 21639-1568

RE: Tax Map 57 Parcel 284 (121 Newtown Rd. Chester, MD 21619)

Dear Mr. Gessford:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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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County Commissioners:

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

May 31, 2018

Jason Gessford
13785 River Rd.
Greensboro, MD 21639-1568

RE: Tax Map 57 Parcel 284 (121 Newtown Rd Rd. Chester, MD 21619)

Dear Mr. Gessford:

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

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 - 04 Account Number - 001982							
Owner Information									
Owner Name:	GESSFORD JASON WILLIAM			Use:	RESIDENTIAL				
Mailing Address:	13785 RIVER RD GREENSBORO MD 21639-1568			Principal Residence:	NO				
				Deed Reference:	/01582/ 00144				
Location & Structure Information									
Premises Address:		121 NEWTOWN RD CHESTER 21619-0000		Legal Description:	LOT 42X200 S/SIDE NEWTOWN RD S/CHESTER				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0021	0284		0000				2018	Plat Ref:
Special Tax Areas:				Town:	NONE				
				Ad Valorem:					
				Tax Class:	1				
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use				
1951	672 SF			8,400 SF					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	FRAME	1 full					
Value Information									
	Base Value	Value	Phase-In Assessments						
		As of	As of	As of					
		01/01/2018	07/01/2017	07/01/2018					
Land:	82,300	93,300							
Improvements	36,400	50,500							
Total:	118,700	143,800	118,700	127,067					
Preferential Land:	0			0					
Transfer Information									
Seller: AYTC, WAYNE ALBERT		Date: 08/04/2006		Price: \$122,000					
Type: NON-ARMS LENGTH OTHER		Deed1: SM /01582/ 00144		Deed2:					
Seller: AYTC, VIOLA AND EVA FIELDS		Date: 03/03/1993		Price: \$0					
Type: ARMS LENGTH MULTIPLE		Deed1: MWM /00420/ 00812		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:					

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

Invoice

DATE	INVOICE #
7/2/2018	6304

amount enclosed

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

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	121 Newtown rd. cut overgrown lawn	6/8/2018	0.00 120.00
Thank you for your business.		Total	\$120.00

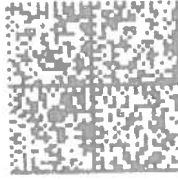
DEPARTMENT OF PLANNING AND ZONING

QUEEN ANNE'S COUNTY
110 VINCIT STREET, SUITE 104
CENTREVILLE, MARYLAND 21617

RETURN SERVICE REQUESTED

Handwritten: 2/17/18

Jason Gessford
13785 River Rd.
Greensboro, MD 21639-1568



US POSTAGE
\$00.47⁹
First-Class
Mailed From 21617
07/11/2018
032A 0061803280

FORWARD TIME EXP RTR TO SEND
FORWARD JASON
FORWARD TOWN RD
FORWARD MD 21619-2717
RETURN TO SENDER



2163981568 70028