

RESOLUTION 18-40

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: 4136 Main Street
Grasonville, MD 21638

TAX MAP: 58H GRID: 09 PARCEL: 139 LOT: TAX ID#: 1805008832

OWNER: Robert W. Britton Jr.

AMOUNT OF ASSESSMENT: \$60.00
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]



**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: July 26, 2018

RE: Map 58H Grid 09 Parcel 139 4136 Main Street Grasonville, MD 21638

On June 15, 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 4136 Main Street in the amount of \$160.00



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July 10, 2018

Robert W. Britton Jr.
28365 Burrsville Rd. Lot P
Denton, MD 21629-3243

RE: Tax Map 58H Parcel 139 (4136 Main St. Grasonville, MD 21638-1251)

Dear Mr. Britton:

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 \$60.00 bill. Plus an administrative fee of \$100.00 for a total of \$160.00. 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



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June 7, 2018

Robert W. Britton Jr.
28365 Burrsville Rd. Lot P
Denton, MD 21629-3243

RE: Tax Map 58H Parcel 139 (4138 Main Street Grasonville, MD 21638)

Dear Mr. Britton:

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.*

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

SRND CONTRACTOR

6/14/18

Real Property Data Search (w2)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 05 Account Number - 008832							
Owner Information									
Owner Name:		BRITTON ROBERT W JR BRUSH CANDACE M			Use:		COMMERCIAL/RESIDENTIAL		
Mailing Address:		26365 BURRSVILLE RD LOT P DENTON MD 21629-3243			Principal Residence:		YES		
					Deed Reference:		/02093/ 00729		
Location & Structure Information									
Premises Address:		4136 MAIN ST GRASONVILLE 21638-0000			Legal Description:		LOT 19790 SQ FT S/SIDE MD RT 18 GRASONVILLE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058H	0009	0139		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	
1930		1314				19,790 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Detached				
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		107,300		109,700					
Improvements		79,900		89,100					
Total:		187,200		198,800		194,933		198,800	
Preferential Land:		0						0	
Transfer Information									
Seller: GROVE DORIS V & MELANIE L				Date: 04/04/2012		Price: \$189,000			
Type: ARMS LENGTH IMPROVED				Deed1: /02093/ 00729		Deed2:			
Seller: GROVE, DORIS V				Date: 01/09/2002		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00875/ 00078		Deed2:			
Seller: GROVE, DORIS V & RONDA L J/T				Date: 01/09/2002		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: SM /00875/ 00059		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: Approved 12/31/2012									
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	6309

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	4138 Main st. front and side only back gate locked cut overgrown lawn	6/15/2018	60.00
Thank you for your business.		Total	\$60.00