RESOLUTION 18-74

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: 3928 Main St.

Grasonville, MD 21638

TAX MAP: 58H GRID: 01 PARCEL: 123 LOT: TAX ID#: 1805003806

OWNER: Arthur J. Spinetta

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 13th day of November, 2018.

Margin a. House

THE COUNTY COMMISSIONERS

OF QUEEN ANNE'S COUNTY

Queen Anne's County

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

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

ACTION ITEM

To:

County Commissioners

From: Vivian Swinson

Zoning Administrator

Date: October 17, 2018

RE: Map 58H Grid 01 Parcel 123 3928 Main St. Grasonville, MD 21638

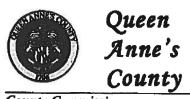
On August 17, 2018, an independent contractor hired by the Zoning Office cut the grass at the above referenced address after the property owner ignored repeated attempts by the Zoning Inspector to get the site to comply with Queen Anne's County Code Chapter 19 Article II §19-2.L.(2) which states: A person 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 3928 Main St. in the amount of \$220.00

DEPARTMENT OF PLANNING & ZONING



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August 22, 2018

Arthur J. Spinetta P.O. Box 321 Crownsville, MD 21032-0321

RE: Tax Map 58H Parcel 123 (3928 Main St. Grasonville, MD 21638)

Dear Mr. Spinetta:

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

Queen Anne's County

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

DEPARTMENT OF PLANNING & ZONING

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Fax Permits: (410) 758-3972

August 3, 2018

Arthur J. Spinetta P.O. Box 321 Crownsville, MD 21032-0321

RE: Tax Map 58H Parcel 123 (3928 Main St. Grasonville, MD 21638)

Dear Mr. Spinetta:

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

1 Nemel

SEND CONTRACTOR

Real Property Data Search (w3)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE							
								Account	ldentifier
O			CDINICTTA		Information			COMMEDIA	/DECIDENTIAL
Owner Name:			SPINETTA ARTHUR J			Use: Principal Residence:		COMMERCIAL/RESIDENTIAL NO /01334/ 00307	
Mailing Address:		PO BOX 32 CROWNSV	Deed Reference:						
				Location & Str					
Premises Address:		3928 MAIN ST GRASONVILLE 21638-0000		Legal Description:		LOT 21780 SQ FT S/SIDE MD RT 18 IN GRASONVILLE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
058H	0001	0123		0000				2016	Plat Ref:
Special	Tax Are	as:		7	'own:			NONE	
				į.	d Valorem:				
				Т	ax Class:			2	
Primar 1928	y Struc tu	re Buitt	Above Grade Li 1728	ving Area Fi	nished Base	ment Area	Prop. 21,78	erty Land Area 0 SF	County Use
Stories	Base	ement	Туре	Exterior	Full/Half	Bath (Garage	Last Majo	r Renovation
2	NO		STANDARD UNIT		2 full		1 Detached	-	
				Value	nformation				
			Base Val	- 1 2	Value		Phase-in Assessments		
					s of 1/01/2016		\s of 07/01/2017	As 0	of 91/2018
Land:			108,300		11,700	_		4.14	
Improve	ements		119,300		23,200				
Total:			227,600	2:	34,900	4,900 232,		234,	900
Prefere	ntial Lan	d:	0					0	<u></u>
-				Transfer	Information				
Seller:	SPINETT	A, FRANK	A	Date: 11/3	Date: 11/30/2004			Price: \$262 ,	,000
Type: N	ION-ARM	S LENGTH	HOTHER	Deed1: S	Deed1: SM /01334/ 00307			Deed2:	
Seller:	GARNER	, KAREN &	KEVIN	Date: 05/	Date: 05/17/2001			Price: \$115,	000
Type: N	ION-ARM	S LENGT	H OTHER	Deed1: S	Deed1: SM /00803/ 00328			Deed2:	
Seller:	SEC OF I	HOUSING	& URBAN DEV	Date: 06/	30/2000			Price: \$97,9	100
		S LENGT			M /00742/ 00	300		Deed2:	
Dordo C			n. Alexan	Exemptio	a information			07/04/0040	
Partial Exempt Assessments		s: Class			07/01/2017 0.00		07/01/2018		
County			000		0.0	•			
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State:	1:		-			•		•	
State: Municipa				Special					
County: State: Municipa Tax Exc Exemp				Special NONE	ias necapiu				

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

1	HAOICE
DATE	INVOICE #

Invoice

DATE	INVOICE #		
8/17/2018	6456		

amount enclosed

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

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	3928 Main street cut overgrown lawn	8/17/2018	120.00
Thank you for y	our business.	Total	\$120.00