

**RESOLUTION** 18-77

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: \$120.00  
ADMINISTRATIVE FEE : \$100.00

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

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Stephanie Wilton  
[Signature]  
Gregory [Signature]  
Robert C. Beach  
[Signature]



**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

To: County Commissioners

**ACTION ITEM**

From: Vivian Swinson  
Zoning Administrator

Date: October 17, 2018

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

On September 21, 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 \$220.00

## DEPARTMENT OF PLANNING & ZONING



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August 22, 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 \$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.

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

**Callahan's Lawn Care**

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

**Invoice**

<b>DATE</b>	<b>INVOICE #</b>
10/1/2018	6538

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

amount enclosed

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<b>TERMS</b>

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>SERVICED</b>	<b>AMOUNT</b>
cut	3809 Main St. cut overgrown lawn	9/21/2018	120.00
Thank you for your business.		<b>Total</b>	\$120.00



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Anne's  
County**

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**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
Centreville, MD 21617

Telephone Planning: (410) 758-1255  
Fax Planning: (410) 758-2905  
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September 12, 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.*

You have 7 days from the date of this letter to address the violation. If the grass on the entire lot 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

*SENT CONTRACTOR*

Real Property Data Search (w/2)

Search Result for QUEEN ANNE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>			<a href="#">View GroundRent Registration</a>				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
<b>Account Identifier:</b>		<b>District - 05 Account Number - 000491</b>							
<b>Owner Name:</b>		COLLISON EDWARD L JR			<b>Use:</b>		COMMERCIAL/RESIDENTIAL		
<b>Mailing Address:</b>		3809 MAIN ST GRASONVILLE MD 21638			<b>Principal Residence:</b>		YES		
					<b>Deed Reference:</b>		/00496/ 00045		
<b>Premises Address:</b>		3809 MAIN ST GRASONVILLE 21638-0000			<b>Legal Description:</b>		LOT 13750 SQ FT N/S MD RT 18 IN GRASONVILLE		
<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>
058D	0024	0120		0000				2019	Plat Ref:
<b>Special Tax Areas:</b>				<b>Town:</b>		NONE			
				<b>Ad Valorem:</b>					
				<b>Tax Class:</b>		2			
<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>	
1894		1280				13,750 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>			
2 1/2	NO	STANDARD UNIT	SIDING	1 full					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>					
			As of	As of	As of				
			01/01/2016	07/01/2018	07/01/2019				
<b>Land:</b>		108,700	108,700						
<b>Improvements</b>		72,300	72,300						
<b>Total:</b>		181,000	181,000	181,000					
<b>Preferential Land:</b>		0							
<b>Seller:</b>		TUTTLE, JOHN L & CAROLYN R		<b>Date:</b>		05/30/1995			
<b>Type:</b>		ARMS LENGTH IMPROVED		<b>Deed1:</b>		SM /00496/ 00045			
				<b>Deed2:</b>					
<b>Seller:</b>		BAKER, EDITH K		<b>Date:</b>		05/06/1981			
<b>Type:</b>		ARMS LENGTH IMPROVED		<b>Deed1:</b>		MWM /00175/ 00029			
				<b>Deed2:</b>					
<b>Seller:</b>				<b>Date:</b>					
<b>Type:</b>				<b>Deed1:</b>					
				<b>Deed2:</b>					
<b>Partial Exempt Assessments:</b>		<b>Class</b>	07/01/2018		07/01/2019				
<b>County:</b>		000	0.00						
<b>State:</b>		000	0.00						
<b>Municipal:</b>		000	0.00		0.00				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
<b>Homestead Application Status: No Application</b>									