

RESOLUTION 19-37

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: 6303 Main St.
Queenstown, MD 21658

TAX MAP: 59A GRID: 9 PARCEL: 164 LOT: 3 TAX ID#: 1805031354

OWNER: Essie L. Stills, C/O Cecil L. Merritt

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

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 24th
day of September, 2019.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

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



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, 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: September 11, 2019

RE: Map 0064 Grid 0010 Parcel 0059 1513 Little Creek Rd. Chester, MD 21619

On August 8, 2019, 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 1513 Little Creek Rd. in the amount of \$235.00

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August 13, 2019

John O. Buckson
P.O. Box 404
Chester, MD 21619

RE: Tax Map 64 Parcel 35 (1513 Little Creek Rd. Chester)

Dear Mr. Buckson:

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 twenty (20) days from the date of this letter to pay the \$135.00 bill plus an administrative fee of \$100.00 for a total of \$235.00. 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 twenty (20) 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 10:00am 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

| | |
|-------------|------------------|
| DATE | INVOICE # |
| 8/9/2019 | 7003 |

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

amount enclosed

| |
|--|
| |
|--|

| |
|--------------|
| TERMS |
| |

| ITEM | DESCRIPTION | SERVICED | AMOUNT |
|------------------------------|---|-----------------|-----------------|
| cut | 1513 Little Creek Rd. cut overgrown lawn | 8/8/2019 | 135.00 |
| Thank you for your business. | | Total | \$135.00 |

GRASS

Search Result for QUEEN ANNE'S COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Tax Exempt: Special Tax Recapture:
 Exempt Class: NONE

Account Identifier: District - 04 Account Number - 042891

Owner Information

Owner Name: BUCKSON JOHN O Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: PO BOX 404 Deed Reference: /01323/ 00245
 CHESTER MD 21619-0404

Location & Structure Information

Premises Address: 1513 LITTLE CREEK RD Legal Description: LOT26670 SQ FT
 CHESTER 21619-0000 E/SIDE LITTLE CREEK ROAD
 DOMINION

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0064 | 0010 | 0059 | | 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 |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1976 | 1,248 SF | | 26,670 SF | |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---------|----------|---------------|----------|----------------|------------|-----------------------|
| 1 | NO | STANDARD UNIT | SIDING | 1 full | 1 Detached | |

Valuation Information

| | Base Value | Value As of 01/01/2018 | Phase-In Assessments As of 07/01/2018 | As of 07/01/2019 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land: | 122,100 | 122,100 | | |
| Improvements | 86,200 | 97,200 | | |
| Total: | 208,300 | 219,300 | 211,967 | 215,633 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|--|-------------------------|------------------|
| Seller: BUCKSON, SAMUEL, SR & SAMUEL, JR | Date: 11/03/2004 | Price: \$100,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: SM /01323/ 00245 | Deed2: |
| Seller: BUCKSON, SAMUEL AND THELMA G | Date: 06/17/1996 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: SM /00535/ 00803 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2018 | 07/01/2019 |
|-----------------------------|-------|------------|------------|
| 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 Status: Denied

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July 27, 2019

John O. Buckson
P.O. Box 404.
Chester, MD 21619

RE: Tax Map 64 Parcel 210 (1513 Little Creek Rd. Chester, MD 21619)

Dear Mr. Buckson:

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 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



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Sincerely,

Harold L. Veasel
Zoning Inspector

SEND CONTRACTOR

8/5/19



08/05/2019



08/05/2019



08/05/2019