

RESOLUTION 19-38

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: 919 May Ln.
Stevensville, MD

TAX MAP: 0049 GRID: 0000 PARCEL: 0035 LOT: 15 TAX ID#: 1804042085

OWNER: Harry James Mutschler

AMOUNT OF ASSESSMENT: \$75.00
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

[Handwritten signatures of County Commissioners]



**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
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator

Date: Sept 11, 2019

RE: Map 58D Grid 24 Parcel 120 3809 Main St. Grasonville, MD 21638

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 3809 Main St. in the amount of \$205.00



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August 13, 2019

Edward L. Collison Jr.
3809 Main St.
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 twenty (20) days from the date of this letter to pay the \$105.00 bill plus an administrative fee of \$100.00 for a total of \$205.00. 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 | 7002 |

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

| |
|-----------------|
| amount enclosed |
| |

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

| ITEM | DESCRIPTION | SERVICED | AMOUNT |
|------------------------------|--|-----------------|-----------------|
| cut | 3809 Main Street cut overgrown lawn | 8/8/2019 | 105.00 |
| Thank you for your business. | | Total | \$105.00 |



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July 27, 2019

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 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

SEND CONTRACTOR
8/5/19

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 - 05 Account Number - 000491 | | | |
| Owner Information | | | | | |
| Owner Name: | | COLLISON EDWARD L JR | | Use: COMMERCIAL/RESIDENTIAL | |
| Mailing Address: | | 3809 MAIN ST GRASONVILLE MD 21638 | | Principal Residence: YES | |
| | | | | Deed Reference: /00496/ 00045 | |
| Location & Structure Information | | | | | |
| Premises Address: | | 3809 MAIN ST GRASONVILLE 21638-0000 | | Legal Description: LOT 13750 SQ FT N/S MD RT 18 IN GRASONVILLE | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: |
| 058D | 0024 | 0120 | | 0000 | |
| | | | | | Block: |
| | | | | | Lot: |
| | | | | | Assessment Year: |
| | | | | | 2019 |
| | | | | | Plat No: |
| | | | | | Plat Ref: |
| Special Tax Areas: | | | Town: NONE | | |
| | | | Ad Valorem: | | |
| | | | Tax Class: 2 | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | |
| 1894 | | 1280 | | Property Land Area | |
| | | | | 13,750 SF | |
| County Use | | | | | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage |
| 2 1/2 | NO | STANDARD UNIT | SIDING | 1 full | Last Major Renovation |
| Value Information | | | | | |
| | | Base Value | | Value | |
| | | | | As of | |
| | | | | 01/01/2019 | |
| | | | | As of | |
| | | | | 07/01/2018 | |
| | | | | As of | |
| | | | | 07/01/2019 | |
| Land: | | 108,700 | | 104,300 | |
| Improvements | | 72,300 | | 70,900 | |
| Total: | | 181,000 | | 175,200 | |
| Phase-in Assessments | | | | 181,000 | 175,200 |
| Preferential Land: | | 0 | | | 0 |
| Transfer Information | | | | | |
| Seller: TUTTLE, JOHN L & CAROLYN R | | Date: 05/30/1995 | | Price: \$52,145 | |
| Type: ARMS LENGTH IMPROVED | | Deed1: SM /00496/ 00045 | | Deed2: | |
| Seller: BAKER, EDITH K | | Date: 05/06/1981 | | Price: \$23,000 | |
| Type: ARMS LENGTH IMPROVED | | Deed1: MWM /00175/ 00029 | | Deed2: | |
| Seller: | | Date: | | Price: | |
| Type: | | Deed1: | | Deed2: | |
| Partial Exempt Assessments | | | | | |
| Partial Exempt Assessments: | | Class | | 07/01/2018 | |
| County: | | 000 | | 0.00 | |
| State: | | 000 | | 0.00 | |
| Municipal: | | 000 | | 0.00 0.00 | |
| 07/01/2019 | | | | 0.00 0.00 | |
| Tax Exempt: | | Special Tax Recapture: | | | |
| Exempt Class: | | NONE | | | |
| Homestead Application Status | | | | | |
| Homestead Application Status: No Application | | | | | |



08/05/2019



MISS GAIL II

JRC

10064

08/05/2019



08/05/2019



08/05/2019