

RESOLUTION 20-17

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: 114 Robinson Ln.
Grasonville, MD 21638

TAX MAP: 058I GRID: 0022 PARCEL: 0791 LOT: 2 TAX ID#: 1805039487

OWNER: NAME Alfred W. Cole

AMOUNT OF ASSESSMENT: \$490.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 28th
day of July, 2020.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[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
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator *VS*

Date: July 8, 2020

RE: Map 058I Grid 0022 Parcel 0791 Lot #2 114 Robinson Ln. Grasonville, MD 21638

On June 13, 2020, 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 114 Robinson Ln. in the amount of \$590.00



**Queen
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June 18, 2020

Alfred W. Cole
C/O Aszaine Cole
1409 Heron Dr.
Denton, MD 21629

RE: Tax Map 58I Parcel 791 (114 Robinson Ln. Grasonville, MD 21638)

Dear Mr. Cole:

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 \$490.00 bill plus an administrative fee of \$100.00 for a total of \$590.00. 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 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: B & K Plant Farm & Landscaping LLC



B & K Plant Farm & Landscaping, LLC

520 John Powell Road
Church Hill, MD 21623
410-778-4445

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/13/2020 | 4586 |

| Bill To |
|---|
| Queen Anne's Co 110 Vincit St. Suite 104 Centreville, MD 21617 |

| Description | Amount |
|--|--------|
| 6/12 Bush hogged & trimmed tall grass & brush @ 114 Robinson Rd. Grasonville | 490.00 |
| Total \$490.00 | |

Thank you for your business. Payment due 10 days from billing date.



Queen
Anne's
County

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County Commissioners:

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Christopher M. Corchiarino, District 4

May 12, 2020

Alfred W. Cole
C/O Aszaine Cole
155 Quinn Circle
Denton, MD 21629

RE: Tax Map- 581, Parcel- 791, Lot- 2, (114 Robinson Lane, Grasonville MD 21638) Uncut Grass

To Whom It May Concern:

During an investigation of a nuisance complaint on your property, 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 seven (7) days from the date of this letter to address the violation. You must mow the entire yard. If the grass is not cut, you may be issued a \$500.00 civil 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 fifteen (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,

Ken Southard
Zoning and Nuisance Inspector

Sent letter 5-11-20
check status on 5-20-20
SEND CONTRACTOR 5/22/20

Search Result for QUEEN ANNE'S COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 039487

Owner Information

| | | | |
|-------------------------|--|-----------------------------|---------------|
| Owner Name: | COLE ALFRED W | Use: | RESIDENTIAL |
| Mailing Address: | C/O ASZAIN COLE 155 QUINN CIR DENTON MD 21629- | Principal Residence: | NO |
| | | Deed Reference: | /00741/ 00563 |

Location & Structure Information

| | | | |
|--------------------------|---|---------------------------|--|
| Premises Address: | 114 ROBINSON LN GRASONVILLE 21638-0000 | Legal Description: | LOT 2 - .665 ACRES N/CEMETERY LANE S/E GRASONVILLE |
|--------------------------|---|---------------------------|--|

| | | | | | | | | | |
|-------------|--------------|----------------|----------------------|---------------------|-----------------|---------------|-------------|-------------------------|------------------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 058I | 0022 | 0791 | 5400001.18 | 0000 | | | 2 | 2019 | |
| | | | | | | | | | Plat Ref: |

Town: None

| | | | | |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1985 | 1,120 SF | | 28,967 SF | |

| | | | | | | | |
|----------------|-----------------|-------------------|-----------------|----------------|-----------------------|---------------|--|
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
| 1 | NO | MANUFACTURED HOME | SIDING/ | 3 | 2 full | | |

Value Information

| | Base Value | Value | Phase-In Assessments | |
|---------------------------|-------------------|--------------|-----------------------------|--------------|
| | | As of | As of | As of |
| | | 01/01/2019 | 07/01/2019 | 07/01/2020 |
| Land: | 90,900 | 100,900 | | |
| Improvements | 22,400 | 38,300 | | |
| Total: | 113,300 | 139,200 | 121,933 | 130,567 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|---|---------------------------------|------------------------|
| Seller: INTERFAITH HOUSING DEVELOPMENT | Date: 06/29/2000 | Price: \$15,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: SM /00741/ 00563 | Deed2: |
| Seller: INTERFAITH HOUSING DEVELOPMENT | Date: 04/10/1997 | Price: \$6,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: SM /00566/ 00055 | Deed2: |
| Seller: TAYLOR, LENWOOD E & ANNE R | Date: 05/31/1990 | Price: \$16,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: MWM /00350/ 00609 | Deed2: |

Exemption Information

| | | | |
|------------------------------------|--------------|-------------------|-------------------|
| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.