

**RESOLUTION** 21-10

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: 1513 Little Creek Rd.  
Chester, MD

TAX MAP: 0064 GRID: 0010 PARCEL: 0059 LOT: SECTION: TAX ID#: 1804042891

OWNER: John O. Buckson

OCCUPIED-\_\_ VACANT- X BANK OWNED-\_\_ VACANT LOT-\_\_ RENTED-\_\_

AMOUNT OF ASSESSMENT: \$135.00

ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 24<sup>th</sup> day of August, 2021.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

[Signature]  
[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 *VJS*  
Zoning Administrator

Date: August 12, 2021

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

On May 12, 2021, 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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May 27, 2021

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

RE: Tax Map 64 Parcel 59 (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 10:00 am 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 #
5/24/2021	7969

<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>

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	1513 Little Creek cut overgrown lawn	5/12/2021	135.00
Thank you for your business.		<b>Total</b>	\$135.00



Queen  
Anne's  
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Christopher M. Corchiarino, District 4

May 4, 2021

John O. Buckson  
P.O. Box 404.  
Chester, MD 21619-0404

RE: Tax Map 64 Parcel 59 (1513 Little Creek Rd. Chester)

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 20 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  
5/11/21

SEND LETTER

Search Result for QUEEN ANNE'S COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Special Tax Recapture: None**

**Account Identifier:** District - 04 Account Number - 042891

Owner Information

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

Location & Structure Information

<b>Premises Address:</b>	1513 LITTLE CREEK RD CHESTER 21619-0000	<b>Legal Description:</b>	LOT26670 SQ FT E/SIDE LITTLE CREEK ROAD DOMINION
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0064	0010	0059	8040014.18	0000				2021	
									<b>Plat Ref:</b>

**Town:** None

<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>
1976	1,248 SF		26,670 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
1	NO	STANDARD UNIT	SIDING/	3	1 full	1 Detached	

Valuation

	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>	
		<b>As of</b>	<b>As of</b>	<b>As of</b>
		01/01/2021	07/01/2020	07/01/2021
<b>Land:</b>	122,100	122,100		
<b>Improvements</b>	97,200	107,400		
<b>Total:</b>	219,300	229,500	219,300	222,700
<b>Preferential Land:</b>	0	0		

Deed Information

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

Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2020</b>	<b>07/01/2021</b>
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

**Homestead Application Status:** Denied

**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.
3. Deleted accounts can only be selected by Property Account Identifier.



04/28/2021



05/11/2021



05/11/2021



05/11/2021