

RESOLUTION 21-11

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: 1906 Cecil Ct.
Chester, MD

TAX MAP: 0057 GRID: 0000 PARCEL: 0507 LOT: 23 SECTION: TAX ID#: 1804046579

OWNER: Robert B. McClanahan

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 24th
day of August, 2021.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[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

Date: August 12, 2021

RE: Map 0057 Grid 0000 Parcel 0507 Section Lot 23 1906 Cecil Ct. 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 1906 Cecil Ct. in the amount of \$ 235.00

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June 2, 2021

Robert B. McClanahan
105 Riviera Dr.
Pasadena, MD 21122-2822

RE: Tax Map 57 Parcel 507 Lot 23 (1906 Cecil Ct. Chester, MD 21619)

Dear Mr. McClanahan:

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) days 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 #
5/27/2021	7979

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

amount enclosed

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TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	1906 Cecil CT. cut overgrown lawn	5/27/2021	135.00
Thank you for your business.		Total	\$135.00



Queen
Anne's
County

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May 20, 2021

Robert B. McClanahan
105 Riviera Dr.
Pasadena, MD 21122-2822

RE: Tax Map 57 Parcel 507 Lot 23 (1906 Cecil Ct. Chester, MD 21619)

Dear Mr. McClanahan:

During an investigation of a nuisance complaint on the referenced property, 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
5/27/21

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 - 046579**

Owner Information

Owner Name: **MCCLANAHAN ROBERT B** **Use:** **RESIDENTIAL**
Principal Residence: **YES**
Mailing Address: **105 RIVIERA DR** **Deed Reference:** **/01968/ 00685**
PASADENA MD 21122-2822

Location & Structure Information

Premises Address: **1906 CECIL CT** **Legal Description:** **LOT 23-BLK C**
CHESTER 21619-0000 **HARBOR VIEW**

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0000	0507	8040003.18	4043		C	23	2021	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1984	1,192 SF		17,214 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	SIDING/	3	1 full/ 1 half	1 Attached	

Value Information

	Base Value	Value		Phase-In Assessments	
		As of	As of	As of	As of
Land:	141,200	01/01/2021	151,200	07/01/2020	07/01/2021
Improvements	103,000		109,000		
Total:	244,200		260,200	244,200	249,533
Preferential Land:	0		0		

Transfer Information

Seller: FOSTER, GILMER G AND GERTRUDE E	Date: 09/09/2010	Price: \$232,500
Type: ARMS LENGTH IMPROVED	Deed1: SM /01968/ 00685	Deed2:
Seller: BARRON, LLOYD E & KATHERINE L	Date: 06/16/1993	Price: \$109,000
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00430/ 00597	Deed2:
Seller: PHEASANT REALTY, INC	Date: 03/07/1984	Price: \$10,500
Type: ARMS LENGTH IMPROVED	Deed1: MWM /00214/ 00709	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Status: No Application

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.



05/20/2021



05/20/2021



05/20/2021



05/20/2021