

RESOLUTION 15-54

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: 1214 Cox Neck Rd.  
Chester, MD 21619

TAX MAP: 57 GRID: 19 PARCEL: 378 LOT: 114B TAX ID#: 1804018362

OWNER: Bryan Seward

AMOUNT OF ASSESSMENT: \$140.00  
ADMINISTRATIVE FEE : \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 27<sup>th</sup>  
day of October, 2015.

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  
Vacant, District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
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: James H. Barton, III  
Zoning Administrator

Date: October 13, 2015

RE: Map 57, Grid 19, Parcel 378, 1214 Cox Neck Rd. Chester, MD 21619

On August 14, 2015, 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 1214 Cox Neck Rd. in the amount of \$240.00



*Queen  
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James J. Moran, At Large  
Vacant, District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

September 23, 2015

Bryan Seward  
5340 Hesperus Dr.  
Columbia, MD 21044-1838

**RE:** Uncut Grass – Map 57 Parcel 378(1214 Cox Neck Rd. Chester, MD 21619)

Dear Mr. Seward:

Queen Anne's County hired an independent contractor to cut the grass at the above referenced address. Attached is a copy of the bill.

Therefore, you have fifteen (15) days from the date of this letter to pay the \$140.00 bill plus a \$100.00 administrative fee for the total amount of \$240.00. 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.

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 #
9/10/2015	5031

<b>BILL TO</b>
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

<b>TERMS</b>

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	1214 Cox <del>creek</del> NECK Cut, trim , and blow lawn and walks.	8/14/2015	140.00
Thank you for your business.		<b>Total</b>	\$140.00



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August 11, 2015

Bryan Seward  
5340 Hesperus Dr.  
Columbia, MD 21044-1838

**RE:** Tax Map 57 Parcel 378 (1214 Cox Neck Rd. Chester 21619)

Dear Mr. Seward:

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.*

Therefore, you have seven (7) days from the date of this letter to address the violation by cutting the grass. If you do not take steps to address this violation within seven (7) days from the date of this letter, Queen Anne's County will hire an independent contractor to cut the grass and bill you for the cost. Failure to pay the bill 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,

Harold L. Veasel  
Zoning Inspector

SENT CONTRACTOR ON  
8/18/15