

RESOLUTION 16-31

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: 4139 Main Street
Grasonville, MD 21638

TAX MAP: 58H GRID: 09 PARCEL: 169 LOT: TAX ID#: 1805002052

OWNER: Gary & Mary Howell

AMOUNT OF ASSESSMENT: \$90.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12th
day of July, 2016.

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

County Commissioners:

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

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: June 30, 2016

RE: Map 58H Grid 09 Parcel 169 4139 Main Street Grasonville, MD 21638

On May 11, 2016, 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 4139 Main Street in the amount of \$190.00



**Queen
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County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., 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

June 13, 2016

Gary Howell
29595 Dutchman's Ln. Apt 704
Easton, MD 21601-8805

RE: Tax Map 58H Parcel 169 (4139 Main St. Grasonville, MD 21638)

Dear Mr. Property Management:

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 fifteen (15) days from the date of this letter to pay the \$60.00 bill. Plus an administrative fee of \$100.00 for a total of \$160.00. 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



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DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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April 29, 2016

Gary Howell
29595 Dutchmans Ln. APT 704
Easton, MD 21601-8805

RE: Tax Map 58H Parcel 169 (4139 Main St. Grasonville, MD 21638)

Dear Mr. Howell:

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 7 days from the date of this letter to address the violation. If the grass 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
TEXT CALLAHAN
5/9/16

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 05 Account Number - 002052

Owner Information

Owner Name: HOWELL GARY J & MARY T/E Use: Principal Residence: COMMERCIAL/RESIDENTIAL YES
 Mailing Address: 29595 DUTCHMANS LN APT 704 EASTON MD 21601-8805 Deed Reference: /01457/ 00196

Location & Structure Information

Premises Address: 4139 MAIN ST GRASONVILLE 21638-0000 Legal Description: LOT 20996 SQ FT N/MD RT 18 GRASONVILLE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
058H	0009	0169		0000				2016		

Special Tax Areas: Town: NONE
 Ad Valorem: NONE
 Tax Class: 2

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1884	992		20,996 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	107,900	115,900		
Improvements	62,800	73,800		
Total:	170,700	189,700	170,700	177,033
Preferential Land:	0			0

Transfer Information

Seller: HOWELL, GARY J Type: NON-ARMS LENGTH OTHER	Date: 09/22/2005 Deed1: SM /01457/ 00196	Price: \$0 Deed2:
Seller: SPARKS, FINLEY R, JR AND Type: ARMS LENGTH IMPROVED	Date: 09/20/1984 Deed1: MWM /00219/ 00528	Price: \$39,000 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application

Callahan's Lawn Care

P.O. Box 241

Queenstown, MD 21658

Invoice

DATE	INVOICE #
6/6/2016	5310

BILL TO
Queen Annes County Att. Jim Barton Coursavalle Drive Centreville , Md 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
Cut Lawn	4139 Main St. Cut, trim , and blow lawn and walks.	5/11/2016	90.00
Thank you for your business.		Total	\$90.00