

RESOLUTION 17-59

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: 113 Watkins Rd.
Grasonville, MD 21638

TAX MAP: 581 GRID: 23 PARCEL: 380 LOT: TAX ID#: 1805017653

OWNER: Deloris T. Moss

AMOUNT OF ASSESSMENT: \$150.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 10th day of October, 2017.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

Stephen E. Miller
Gregory B. ...
...
...
...



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

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: September 29, 2017

RE: Map 58I Grid 23 Parcel 380 113 Watkins Rd. Grasonville, MD 21638

On August 11, 2017, 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 113 Watkins Rd. in the amount of \$250.00



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

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September 12, 2017

Deloris T. Moss
5625 N Sydenham St.
Philadelphia, PA 19141

RE: Tax Map 58I Parcel 380 (113 Watkins Rd. Grasonville, MD 21638)

Dear Ms. Moss:

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 \$150.00 bill. Plus an administrative fee of \$100.00 for a total of \$250.00. 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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County Commissioners:

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

July 28, 2017

Deloris T. Moss
5625 N Sydenham St.
Philadelphia, PA 19141

RE: Tax Map 58I Parcel 380 (113 Watkins Rd. Grasonville, MD 21638)

Dear Ms. Moss:

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 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

Real Property Data Search (v1)

Search Results for QUEEN ANNES COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 017653							
Owner Name:		MOSS DELORIS T				Use:		RESIDENTIAL NO	
Mailing Address:		5625 N SYDENHAM ST PHILADELPHIA PA 19141				Principal Residence:		Deed Reference:	
Premises Address:		113 WATKINS RD GRASONVILLE 21638-0000				Legal Description:		LOT 1 07 ACRES N/CEMETERY LANE S/E GRASONVILLE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0581	0023	0380		0000				2016	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		2		
Primary Structure Built		Above Grade Living Area			Finished Basement Area		Property Land Area		County Use
							1.0700 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2016		07/01/2017	
Land:		81,700		81,700					
Improvements		0		0					
Total:		81,700		81,700		81,700		81,700	
Preferential Land:		0						0	
Seller:		TURNER, MARY Q		Date:		05/02/1997		Price:	
Type:		NON-ARMS LENGTH OTHER		Deed1:		SM /00568 / 00501		Deed2:	
Seller:		TURNER, MARY V		Date:		03/05/1993		Price:	
Type:		ARMS LENGTH MULTIPLE		Deed1:		MWM /00421 / 00173		Deed2:	
Seller:				Date:				Price:	
Type:				Deed1:				Deed2:	
Partial Exempt Assessments:		Class				07/01/2016		07/01/2017	
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 Status: No Application									
Homeowners' Tax Credit Application Status: No Application									

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.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Callahan's Lawn Care
P.O. Box 241
Queenstown, MD 21658

Invoice

DATE	INVOICE #
9/11/2017	5966

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	113 Watkins rd. cut overgrown lawn	8/11/2017	150.00
Thank you for your business.		Total	\$150.00