

RESOLUTION 17-61

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: 2708 Cecil Dr.
Chester, MD 21619-2187

TAX MAP: 57 GRID: 00 PARCEL: 505 LOT: 13 TAX ID#: 1804103181

OWNER: Thomas Wayne Clark Jr.

AMOUNT OF ASSESSMENT: \$120.00
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. Kelly
James H. ...
...
Robert ...
...



**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 57 Grid 00 Parcel 505 2708 Cecil Dr. Chester, MD 21619-2187

On August 30, 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 2708 Cecil Dr. in the amount of \$220.00

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Stephen Wilson, District 2
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September 12, 2017

Thomas W. Clark Jr.
2708 Cecil Dr.
Chester, MD 21619-2187

RE: Tax Map 57 Parcel 505

Dear Mr. Clark:

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 \$120.00 bill. Plus an administrative fee of \$100.00 for a total of \$220.00. 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,

A handwritten signature in black ink that reads "Harold L. Veasel".

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care



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110 Vindt St., Suite 104
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August 23, 2017

Thomas W. Clark Jr.
2708 Cecil Dr.
Chester, MD 21619-2187

RE: Tax Map 57 Parcel 505

Dear Mr. Clark:

During an investigation of a nuisance complaint on your 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 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

51
SEND CONTRACTOR
TEXT CALLAHAN

Real Property Data Search (v2)

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier: District - 04 Account Number - 103181									
Owner Name:		CLARK THOMAS WAYNE JR				Use:		RESIDENTIAL	
Mailing Address:		2708 CECIL DR CHESTER MD 21619-2187				Principal Residence:		YES	
						Deed Reference:		/02348/ 00439	
Premises Address:		2708 CECIL DR CHESTER 21619-0000				Legal Description:		LOT 13 BLK A HARBOR VIEW	
Map:	Grid:	Parcel:	Sub District:	Subdivis on:	Section:	Block:	Lot:	Assessment Year:	Plat No. Plat Ref:
0057	0000	0505		4043		A	13	2018	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:		1		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1993		1,160 SF				10,000 SF		000000	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	2 full					
Base Value			Value			Phase-In Assessments			
			As of			As of		As of	
			01/01/2015			07/01/2017		07/01/2018	
Land:		116,600		116,600					
Improvements		76,600		76,600					
Total:		193,200		193,200		193,200			
Preferential Land:		0							
Seller: CLARK THOMAS WAYNE JR				Date: 11/24/2014		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /02348/ 00439		Deed2:			
Seller: MALLARD HOMES, INC.				Date: 11/15/1994		Price: \$107,000			
Type: ARMS LENGTH IMPROVED				Deed1: MWM /00480/ 00321		Deed2:			
Seller: GALILEE EVANGELICAL LUTHERAN				Date: 10/29/1993		Price: \$31,000			
Type: ARMS LENGTH VACANT				Deed1: MWM /00442/ 00328		Deed2:			
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00		0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Status: Approved 12/31/2012									
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	5982

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

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	2708 cecil dr. cut overgrown lawn	8/30/2017	120.00
Thank you for your business.		Total	\$120.00