

**Code Enforcement Litigation Report
April 2019**

NAME OF MATTER: Baker, Gregory W.

Location: 7807 Summit Drive Pasadena MD 21122

Violation: Outside storage of unregistered vehicle

DISPOSITION: The matter was postponed prior to court and reset for June 4, 2019. However, per the Inspector, it will be entered as *nolle prosequi*.

JUDGE: N/A

NAME OF MATTER: Bausum, Raymond C.

Location: 3721 Solomons Island Road, Harwood, MD 20776

Violation: Outside storage of junk; accessory structure setback less than the minimum required

DISPOSITION: The violations were abated prior to trial and the County entered the citations as *nolle prosequi*.

JUDGE: Butcher

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 and vacant parcel identified as tax map 9, block 19, parcel 0516, tax ID#4000-0462-1500, on Queenstown Road adjacent to 736 Queenstown Road

Violations: Contempt – (1) Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building: construction of shed, deck, fence (over 6 ft.), gazebo, pavilion and garage without building permits; and (3) Grading: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

DISPOSITION: The Defendants' permit application is still pending. The next review hearing is set for May 2, 2019.

JUDGE: Spencer

NAME OF MATTER: Bradshaw, Robert B. and Michele M.

Location: 0 Ravine Road, Severna Park, MD 21146

Violation: Construction of a shed greater than 64 square feet without the required building permit

DISPOSITION: The violation was abated prior to the rescheduled trial date and the County submitted a *nolle prosequi* for both citations.

JUDGE: N/A

NAME OF MATTER: Colburn, Guy and Vera

Location: 7903 Marydell Avenue, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: This matter was postponed until May 2, 2019. Defendants are to remove the unregistered vehicle by that date, or the contempt matter will go forward.

JUDGE: Spencer

NAME OF MATTER: Compton, Conley, Jr. and Mary, et al.

Location: 8139 Market Space Street, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles and junk; no certificate of use

DISPOSITION: Consent Judgments were entered with each of the three Defendants. Defendant Miguel Pleitez is required to remove, within three (3) months, all junk and solid waste, unregistered or inoperable vehicles, and to cease operation of any businesses until such time that a zoning certificate of use is issued. The fine of \$4,000 against Defendant Pleitez was suspended pending compliance with the Judgment. Consent Judgments were also entered with Mary Compton and Conley Compton, Jr, under which Defendants are required to remove, within 180 days (if Defendant Pleitez fails to do so), all junk and solid waste, unregistered or inoperable vehicles, and to cease operation of any businesses until such time that a zoning certificate of use issued. The fine of \$4,000 was suspended as to both Compton Defendants pending compliance with the Judgment. Service costs of \$25 each for Mary Compton and Conley Compton were entered as a Judgment (for a total of \$50). If Defendants fail to remove the items from the subject property, the County is authorized to enter the subject property and remove the junk and solid waste and unregistered and inoperable vehicles from the subject property.

JUDGE: Spencer

NAME OF MATTER: Cook, Natasha T. & Stephen A. Jr. (Injunction)

Location: 7612 Franklin Avenue, Severn, MD 21144

Violation: Construction of 2nd floor addition and side addition without a valid building permit

DISPOSITION: Defendant has applied for a demolition permit. The matter was postponed until June 6, 2019.

JUDGE: Spencer

NAME OF MATTER: Devadoss, Joseph and Natalya

Location: 308 Kyle Road, Crownsville, MD 21032

Violation: Grading in excess of 5,000 square feet without a permit; development over 5,000 square feet without an approved stormwater management plan

DISPOSITION: The parties agreed to postpone the matter until June 6, 2019, to allow time for Defendant to either appeal the decision from Board of Appeals or abate the violation.

JUDGE: Spencer

NAME OF MATTER: Elion, Kevin E.

Location: 1985 Goose Neck Rd., Pasadena MD 21122

Violations: Unauthorized construction of an addition to house

DISPOSITION: The matter was postponed prior to court in order to allow the County more time to effect service on the Defendant. The new hearing date is June 27, 2019.

JUDGE: N/A

NAME OF MATTER: Fuller, Jeffrey P.

Location: 8060 Maywood Avenue, Pasadena, MD 21122

Violation: Contempt –Construction of a second story on an accessory structure, two decks with steps on accessory structure addition, retaining wall, and a roof structure over a new deck on the main house without the required building permit

DISPOSITION: This matter was postponed until September 26, 2019 as the Defendant has passed a perc test and now needs to submit plans to the Health Department for a septic system.

JUDGE: Butcher

NAME OF MATTER: Frazier, Connie (Brewis, Robert)

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122
Violation: Contempt – Storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

DISPOSITION: Defendant is making progress towards abating the violation. Next review hearing is scheduled for June 6, 2019.

JUDGE: Spencer

NAME OF MATTER: Hall, Gerald L., Carlos S. and Roland A. (Injunction)

Location: 400 Magothy Bridge Rd., Pasadena MD 21122
Violation: Unauthorized grading; filling stream bed with boulder and dirt to create a bridge

DISPOSITION: At the request of the Defendants, the matter was postponed until June 6, 2019 to allow time for them to obtain counsel.

JUDGE: Spencer

NAME OF MATTER: Hamilton, Linda L. and Baumann, Michael

Location: 1004 Shoreland Drive, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicles, junk and oversized vehicles

DISPOSITION: The Defendant was granted a postponement to May 2, 2019, to allow more time to abate the violations.

JUDGE: Spencer

NAME OF MATTER: Harlow, Jr., Robert L. (Injunction)

Location: 6608 Harrison Avenue, Linthicum MD
Violation: Outside storage of unregistered vehicles, junk, oversized vehicle, use not permitted

DISPOSITION: This matter was postponed prior to court as the Defendant is selling property. The new hearing date will be August 1, 2019.

JUDGE: N/A

NAME OF MATTER: Ismail, Murad and Iman

Location: 8609 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles & portable storage container; use not permitted – outside storage lot in R5 residential zoning district

DISPOSITION: Abdelkarim Ismail was present and entered into a Consent Judgment with the County in which he agreed to remove all unregistered vehicles and junk from the property within 30 days. The County agreed to dismiss the injunction against the remaining three Defendants since they were not present. A fine of \$1,000 was suspended pending compliance and service costs of \$125 were imposed as judgment.

JUDGE: Spencer

NAME OF MATTER: Kraft, James A., Jr. and Lorraine E.

Location: 7208 Judy Road, Glen Burnie, MD 21060

Violation: Contempt – Construction of shed without required building permit

DISPOSITION: The violation was abated and the County filed a line of voluntary dismissal.

JUDGE: N/A

NAME OF MATTER: Leitch, Russell S., Jr., et al. (Injunction)

Location: 3169 Solomon's Island Road, Edgewater, MD 21037

Violation: Permit required for grading in excess of 5,000 s.f.; development without an approved stormwater management plan

DISPOSITION: This matter was postponed prior to court and reset for August 1, 2019.

JUDGE: N/A

NAME OF MATTER: McKinney, Jr., Johnnie

Location: 137 Dorsey Drive, Edgewater MD 21037

Violation: Unregistered vehicle

DISPOSITION: Defendant entered into a Consent Judgment suspending the \$500 fine and ordering 30 days within which to abate the violation and pay service costs of \$45.

JUDGE: Butcher

NAME OF MATTER: MHDF, LLC

Location: 516-518 S Camp Meade Road, Linthicum, MD 21090

Violation: Construction of a new tenant space without the required building permit

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered ordering Defendant to abate the violation (i.e., apply for permits) within 30 days, as well as pay a fine of \$1,000 plus service costs of \$80 (for a total of \$1,080).

JUDGE: Butcher

NAME OF MATTER: Noori, Feroz F. & Shahabuddin

Location: 3767 Beach Drive, Edgewater, MD 21037

Violation: Interior renovations made in the **Chesapeake Bay Critical Area** without a permit.

DISPOSITION: Pursuant to a previous agreement with Defendants, the matter was entered as *nolle prosequi*.

JUDGE: Butcher

NAME OF MATTER: OSHA, LLC

Location: 21 Ritchie Highway, Pasadena, MD 21122

Violation: Expansion of floor area without a special exception more than 10 vehicles

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to apply for a special exception to expand the use of the property within 30 days. Additionally, within 30 days of the denial of a special exception, Defendant agreed to either appeal to the Board of Appeals or comply with the provisions of the non-conforming use decision. A fine of \$1,000 was suspended pending compliance.

JUDGE: Spencer

NAME OF MATTER: Quintanilla, Jose E.

Location: 101 Phipps Lane, Annapolis, MD 21403

Violation: Construction of a retaining wall without the required building permit

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to diligently pursue the completion of the building permit within 60 days. A fine of \$250 was imposed as judgment, the remainder of the fine (\$250) was suspended pending compliance, and service costs of \$45 were imposed (for a total of \$295).

JUDGE: Butcher

NAME OF MATTER: Reynolds, Joyce and Rose, Charles & Brenda

Location: 164 Cardamon Drive, Edgewater, MD 21037
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendants Rose failed to appear. A default Judgment of \$2,000 was entered against each Defendant, plus service costs of \$206.65 imposed as a joint and several Judgment against both Defendants (for a total of \$4,206.65). The Defendants were ordered to remove all junk, solid waste and unregistered and inoperable vehicles from the subject property within 30 days. If Defendants fail to do so, the County is authorized to enter the subject property and remove the junk, solid waste and unregistered and inoperable vehicles from the subject property.

JUDGE: Spencer

NAME OF MATTER: Rousselle, Reid A. - Building/Grading

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060
Violations: Contempt – Unauthorized historical construction without permits;
unauthorized grading without permits

DISPOSITION: This matter was postponed to June 6, 2019, as Defendant is working towards getting permits.

JUDGE: Spencer

NAME OF MATTER: Sarratt, Curtis H., Trustee

Location: 10 Park Meadows Road
Violation: Construction of a single family dwelling (shed/garage) with an expired building permit.

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered ordering a fine of \$500, plus \$45 in service costs (for a total of \$545), to be paid within 30 days, as well as 30 days within which to abate the violation (i.e., apply for permits).

JUDGE: Butcher

NAME OF MATTER: Scheminant, Lois M.

Location: 1578 St. Margarets Road, Annapolis, MD 21409

Violation: Duplex, multi-family or semi-detached dwelling

DISPOSITION: The parties agreed to postpone the matter until June 4, 2019, to allow Defendant time to abate the violation.

JUDGE: Butcher

NAME OF MATTER: Smuck, Stanley J. (EGC) (D-07-CV-16-001613)

Location: 110 Arundel Corporation Drive, Glen Burnie, MD

Violation: Contempt – Grading without a permit or an approved stormwater management plan

DISPOSITION: This matter was postponed to May 2, 2019 so that Defendant can continue to work on obtaining permits.

JUDGE: Spencer

NAME OF MATTER: Steele, John P., Jr.

Location: 902 Hillcrest Road, Hanover, MD 21076

Violation: Non-compliance of building permit B02174934

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered imposing a \$125 fine, plus service costs of \$50 (for a total of \$175). The Defendant is required to obtain a test of the well on the subject property and submit the results to the Health Department within 30 days. The Defendant shall cease all use and occupancy of the illegal addition on the subject property until such time that a certificate of occupancy is issued. Additionally, the Defendant shall take all steps necessary to bring the well into compliance so that a certificate of occupancy can be issued. If a certificate of occupancy is not issued, the Defendant shall remove the illegal addition from the subject property.

JUDGE: Spencer

NAME OF MATTER: Sutphin, Alvin A. & Mayola L.

Location: 3257 Beards Point Road, Davidsonville, MD 21035

Violation: Outside storage of unregistered vehicles, storage containers, oversized vehicles, grading equipment and use not permitted as contractor's yard

DISPOSITION: This matter was dismissed, as the County ultimately granted a 20-year registered use.

JUDGE: N/A

NAME OF MATTER: Veilleux, Jason and Michelle

Location: 913 Governor's Bridge Road, Davidsonville, MD 21035

Violation: Operating a contractors' yard in an RA zoned district

DISPOSITION: This matter was postponed indefinitely against Michelle Veuilleux. A Consent Judgment was entered with Joseph (Jason) Veuilleux, under which Defendant is required to remove all junk and solid waste and oversized vehicles from the property within 120 days. Defendant is also required to cease operation of any commercial businesses on the subject property and to remove or plant all trees on property within 120 days. A fine of \$1,000 was imposed against the Defendant, plus service costs of \$85 (for a total of \$1,085). The remaining fine of \$3,000 is suspended pending Defendant's compliance with the Judgment.

JUDGE: Spencer

NAME OF MATTER: Wandel, David

Location: 8003 Hog Neck Road, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles; no certificate of use

DISPOSITION: This matter was postponed to June 6, 2019 as Defendant is awaiting title for one remaining vehicle.

JUDGE: Spencer

NAME OF MATTER: Zenter, John T.

Location: 1514 East Way, Glen Burnie MD 21060

Violation: Outside storage of junk and unregistered vehicle

DISPOSITION: At the request of the Inspector, the matter was entered as *nolle prosequi*.

JUDGE: Butcher

NAME OF MATTER: Zimmerman, Robert D. and Brenda T.

Location: 1107 Little Magothy View, Annapolis, MD 21409

Violation: Unsafe structure open to casual entry

DISPOSITION: Defendant Brenda Zimmerman was dismissed from this action as the parties are divorced and she is no longer associated with property. Defendant Robert Zimmerman entered a guilty plea. He was ordered to secure the property against casual entry within 3 days, to abate the violation (i.e., apply for permits) within 30 days (and then diligently pursue the same). A fine of \$85 was ordered, plus \$45 in service costs (for a total of \$130).

JUDGE: Butcher