

**Code Enforcement Litigation Report  
March 2016**

**NAME OF MATTER:** 100 Arundel Corporation Road, LLC

Location: 100 Arundel Corporation Road, Glen Burnie, MD 21060

Violation: Grading without a permit in the **Chesapeake Bay Critical Area** buffer

**DISPOSITION:** This matter was postponed until May 5, 2016.

**JUDGE:** Legum

**NAME OF MATTER:** Belle Grove Corporation

Location: 0 Recreation Area, Annapolis, MD 21401

Violation: Construction of a pier in the **Chesapeake Bay Critical Area** without a permit

**DISPOSITION:** Defendant conveyed property to Whitehurst Lake Homeowner's Association and also was issued a permit for the construction of the illegally constructed pier in the **Chesapeake Bay Critical Area** in December 2015. Permit must be completed by December 2016. Therefore, the County withdrew its two second Petitions to Show Cause and requested that the Court keep the underlying Judgments and prior Judgments of contempt intact. The Court granted the County's requests.

**JUDGE:** McKenna

**NAME OF MATTER:** Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 & vacant parcel adjacent to 736 Queenstown Road

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

**DISPOSITION:** This matter was postponed for 120 days. The Defendants submitted the grading and stormwater management application on March 28, 2016 and are awaiting comments from the County.

**JUDGE:** McKenna

**NAME OF MATTER: Booker, Cheryl**

Location: 1248 Old Camp Meade Road, Severn, MD 21144

Violation: Water supply system in disrepair

**DISPOSITION:** Defendant failed to appear. The County therefore requested that a default Judgment be entered, and the Court granted the County's request. The Court found Defendant in violation of County's Property Maintenance Code. Additionally, the Court ordered that Defendant (1) pay a fine of \$125 with 10 days of the Court's Judgment; (2) repair or replace the water supply system and maintain the water supply system in a manner that provides a supply of water to plumbing fixtures, devices, and appurtenances in sufficient volume and at a pressure adequate to enable the fixtures to function properly, safely, and free from defects or leaks before the property may be occupied. The Court also awarded costs in the amount of \$45 (for a total of \$170).

**JUDGE:** Legum

**NAME OF MATTER: Brady, Cora**

Location: 941 8th Street, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; junk and debris

**DISPOSITION:** This case was postponed to May 5, 2016 at the Defendant's request.

**JUDGE:** Legum

**NAME OF MATTER: Charron, Jack and Michelle**

Location: 1717 Bayside Beach Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This matter was postponed at the Defendants' request prior to Court.

**JUDGE:** N/A

**NAME OF MATTER: Dickerson, Dale**

Location: 1459 Middletown Road, Annapolis, MD 21409

Violation: Contempt - Storage of commercial/oversized vehicles on property

**DISPOSITION:** The matter was postponed to April 7, 2016 at Defendant's request prior to court.

**JUDGE:** N/A

**NAME OF MATTER: Donaldson, Scott B.**

Location: 1104 Severn Pines Way, Severn, MD 21144

Violation: Construction of a shed and play equipment placed/erected upon property within a Forest Conservation Easement; open storage of construction materials stored within the Forest Conservation Easement

**DISPOSITION:** The Defendant failed to appear. A Judgment of \$1,625 plus \$53.20 in service costs (for a total of \$1,678.20) was imposed against the Defendant. The Defendant was found in breach of the Forest Conservation Easement for the property and ordered to remove a shed, play equipment and any other items from the Forest Conservation Easement. The Defendant is also required to apply for a building permit to move the shed on the property.

**JUDGE:** Mosley

**NAME OF MATTER: Downey, Jr., John**

Location: 1850 Simms Lane, Hanover, MD 21076

Violation: Contempt – Mobile home not permitted on residential property

**DISPOSITION:** The Defendant signed a Consent Judgment where he will pay a \$25.00 fine and \$45.00 in service costs. The Defendant will have 90 days to remove the mobile home from his property.

**JUDGE:** Legum

**NAME OF MATTER: Flowers, Jamie**

Location: 3929 Calawasse Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant agreed to a Consent Judgment to pay the outstanding \$125 civil fine, and also agreed to remove all unregistered vehicles from her property within 60 days of Court's Judgment. The Court accepted and entered the Consent Judgment.

**JUDGE:** Legum

**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:** Review hearing was held and the next review is set for April 7, 2016.

**JUDGE:** Spencer

**NAME OF MATTER: Goode, James and Margaret**

Location: 815 Oregon Avenue, Linthicum Heights, MD 21090

Violations: Contempt – Grading without a permit; no approved stormwater management plan; construction of fence without a permit; performing work out of scope of permit – no building permit revision

**DISPOSITION:** This case was postponed to May 3, 2016 for Defendants to complete the permits.

**JUDGE:** Spencer

**NAME OF MATTER: High, John W. and E. C.**

Location: 204 Vernon Avenue, Glen Burnie, MD 21061

Violation: Contempt – Unsafe structure and open to casual entry

**DISPOSITION:** The Defendant entered into a consent agreement whereby he agreed to abate the violations by June 1, 2016. A \$1,000 fine was ordered but suspended pending compliance by the next review hearing. However, the previous fine of \$295.86 was not suspended and costs of \$47.50 were also ordered (for a total of \$343.36).

**JUDGE:** Legum

**NAME OF MATTER: Hopkins, Barbara**

Location: 4180 Sands Road, Harwood, MD 20776

Violation: Contempt – Construction of addition on trailer & placement of trailer without permits

**DISPOSITION:** Defendant failed to appear. A Third Judgment of Constructive Civil Contempt was entered. A fine of \$5,000 plus \$47.50 in service costs (for a total of \$5,047.60) was imposed as Judgment against the Defendant. Defendant ordered to submit demolition permit within 30 days and remove illegal mobile home. If Defendant fails to do so, Plaintiff may enter the property and remove the illegal mobile home and impose the costs against Defendant's property.

**JUDGE:** Mosley

**NAME OF MATTER: Khan, Hamayun A.**

Location: 7177 Baltimore Annapolis Boulevard, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles, tires, equipment, junk and debris

**DISPOSITION:** Defendant failed to appear. The County requested that Judgment be entered on affidavit, and the Court granted the County's request. Defendant ordered to pay a fine of \$6,000 for his many violations of the County Code. Defendant has 45 days to cease all use of the property for the outside storage of junk and solid waste and 30 days to cease all use of the property for the parking of unregistered, inoperable, and dismantled vehicles. Defendant has 45 days to bring property into conformity with the January 2004 certificate of use and 30 days to comply with the terms of the 1968 Special Exception. If Defendant fails to cease and desist all unauthorized use of the property within the time provided, Defendant shall pay a daily fine of \$1,000 for each day the property remains in violation. Defendant to also pay \$50 in costs (for a total of \$6,050).

**JUDGE:** Mosley

**NAME OF MATTER: Kelley, Robert F.**

Location: 771 Tobbin Court, Severn, MD 21144

Violations: Contempt – Unsafe deck; storage of unregistered vehicles; junk and debris

**DISPOSITION:** This matter was removed from the docket prior to Court because the Defendant had not yet been served.

**JUDGE:** N/A

**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:** Defendants failed to appear. A default Judgment was entered ordering the Defendants to remove the illegal shed within 60 days and ordering that they each pay a \$1,000.00 fine and \$30.00 in costs (for a total of \$2,060.00).

**JUDGE:** Legum

**NAME OF MATTER: Landry, Frances M.**

Location: 8008 Quarterfield Road, Severn, MD 21144

Violation: Outside storage of unregistered vehicles, oversized vehicles, junk and debris

**DISPOSITION:** Defendant signed a Consent Judgment of Contempt where the fine was reduced to \$200.00. The Defendant has made progress removing the junk and debris. The only remaining violations are for oversized vehicles. An additional 60 days was provided to abate the remaining violations.

**JUDGE:** Legum

**NAME OF MATTER: Lowman, Frank T., III**

Location: 3407 Hazelwood Road, Edgewater, MD 21037

Violation: Operation of tree service business in R1 zoned district

**DISPOSITION:** The matter proceeded to trial, and the Court found that the Defendant was impermissibly using the property within the applicable zone. The Court awarded \$2,000 to the County, but suspended \$500; and, it also awarded \$50 in costs (for a total of \$1,550). Defendant must remove any and all equipment from the property and is subject to a daily fine of \$500 for every day the property remains in violation beyond the 30-day deadline.

**JUDGE:** Mosley

**NAME OF MATTER: MBM Investments, LLC**

Location: 7918 Solley Road, Glen Burnie, MD 21060

Violations: Contempt – Unauthorized construction of an approximate 50' x 80' accessory structure with four (4) bay doors without building or trade permit(s); unauthorized construction of an approximate 25' x 25' residential addition without building or trade permit; unauthorized construction of a shed greater than 8' x 8' without a building permit; unauthorized grading resulting in approximately 30,000 square feet of disturbance, inclusive of asphalt and gravel parking/storage areas; and stockpiled materials without a grading permit or stormwater management authorizations

**DISPOSITION:** The matter was postponed to April 7, 2016.

**JUDGE:** Mosley

**NAME OF MATTER: McCarthy, Shawn**

Location: 7813 East Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; junk and debris

**DISPOSITION:** The Defendant entered into a consent agreement whereby he agreed to have the violations abated within 30 days. A fine of \$1,000 was suspended pending compliance by the Defendant's next review hearing. Costs of \$50.00 were ordered.

**JUDGE:** Legum

**NAME OF MATTER: McLaughlin, Sheryl L.**

Location: 527 Forest View Road, Linthicum, MD 21090

Violation: Storage of unregistered/untagged vehicles

**DISPOSITION:** A Motion to Dismiss this matter was submitted, the underlying citation was previously paid and the judgment was marked as satisfied.

**JUDGE:** Legum

**NAME OF MATTER: Nolan, Robert A.**

Location: 964 Bay Drive, Deale, MD 20751

Violation: Construction of a shed greater than 64 sq. ft. without the required building permit

**DISPOSITION:** DISPOSITION, FINAL: Defendant failed to appear. Therefore, the County sought entry of a default Judgment, which the Court granted. The Court ordered Defendant to acquire, finalize and complete any and all appropriate building permits or reforestation/afforestation agreements required by the Judgment no later than September 18, 2016. Defendant to respond to County's comments within 14 days of issuance. (Fine previously paid on February 25, 2015).

**JUDGE:** Legum

**NAME OF MATTER: Pangle, Jr., Dallas L. & Susan F.**

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Contempt – Outside storage of vehicles not properly tagged and maintenance of solid waste in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendants were found in contempt. The Court imposed a fine of \$1,000 (joint and several), plus service costs of \$47.50 for Dallas Pangle and \$23.75 for Susan Pangle (for a total of \$1,071.25). Defendants were ordered to abate the violations within 90 days. The matter is set for review on June 2, 2016.

**JUDGE:** Mosley

**NAME OF MATTER: Patel, Bhailal and Hemangini, et al**

Locations: 1871 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 98 (Patel)  
1863 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 99 (Bengough)  
0000 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 104 (Patel)  
1874 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 105 (Patel)

Violations: Contempt – (1) Unauthorized construction of an approximate 28' x 80' addition (in two separate phases) to an existing structure between approximately 2005 and 2007 without building or trade permit(s); and (2) unauthorized ongoing grading and stockpiling activities resulting in greater than 5,000 square feet of disturbance on each of the subject properties without grading permits or stormwater management authorization(s)

**DISPOSITION:** This matter was postponed to May 5, 2016.

**JUDGE:** Spencer

**NAME OF MATTER: Russell Properties, LLC**

Location: 2808 Glen Isle Road, Riva, MD 21140

Violation: Construction of interior and exterior renovations without the required building permit; Open to casual entry

**DISPOSITION:** This matter was postponed prior to Court pursuant to a joint motion until April 7, 2016.

**JUDGE:** N/A

**NAME OF MATTER: Spiegel, Theodore and Juliann**

Location: 1493 River Road, Crownsville, MD 21032

Violation: Contempt – Noncompliance with building permit B02201112

**DISPOSITION:** This case was postponed to July 7, 2016 at the Defendant's request.

**JUDGE:** Legum



**NAME OF MATTER: Stubbins, Dianne M.**

Location: 8452 Bay Drive, Pasadena, MD 21122

Violation: Outside storage of junk and debris

**DISPOSITION:** This case was postponed to May 3, 2016 at the Defendant's request.

**JUDGE:** N/A

**NAME OF MATTER: Taylor, Timothy**

Location: 29 Wilelinor Drive, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Defendant failed to appear. A Judgement was entered against him seeking a \$125 fine and requiring abatement within 30 days.

**JUDGE:** Legum

**NAME OF MATTER: Tran, Qui**

Location: 314 Elizabeth Avenue, Baltimore, MD 21225

Violation: Noncompliance of B02276921, B02277086, B02277283 and P02186514

**DISPOSITION:** Defendant has not been served so the matter was taken off of the docket prior to Court.

**JUDGE:** N/A

**NAME OF MATTER: Willard, Robert H. & Beverly G. (Injunction)**

Location: 1226 Plauteau Place, Annapolis, MD 21409

Violation: Contempt – Expiration of required building permits; construction without permits

**DISPOSITION:** This matter was postponed to May 5, 2016.

**JUDGE:** Mosley