

**Code Enforcement Litigation Report
April 2016**

NAME OF MATTER: Adams, Charles and Katharina

Location: 109 Queen Anne Road, Glen Burnie, MD 21060

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: This case was dismissed because both Defendants are deceased. The County will be filing a Line of Dismissal immediately.

JUDGE: Spencer

NAME OF MATTER: Alder, Wilmer and Dixie

Location: 8033 Clark Station Road, Severn, MD 21144

Violation: Outside storage of unregistered vehicles, junk and debris; cargo container; mobile home

DISPOSITION: Defendant was present and requested a second postponement. He stated that since the last court date, that he had been hospitalized for numerous complications with back surgery. Defendant stated that he also contacted an attorney and was counseled to request the postponement.

JUDGE: Spencer

NAME OF MATTER: Astor, Christopher

Location: 1045 Thomas Road, Glen Burnie, MD 21061

Violation: Contempt – Storage of unregistered/inoperable vehicle(s)

DISPOSITION: The violation was abated; thus the petition for contempt was dismissed. The underlying Judgment remains in place.

JUDGE: Spencer

NAME OF MATTER: Breidenbach, Robert and Patricia

Location: 1220 Cathedral Drive, Glen Burnie, MD 21061

Violation: Contempt – Storage of unregistered/untagged vehicles; junk and debris

DISPOSITION: The Defendant was present in court and claimed that neither he nor his wife were served for the March 3, 2015 matter in which a Judgment was entered against them. The Defendant and the County agreed to a 60-day postponement. If the Defendant

abates the violation prior to June 30, 2016, the County will dismiss the show cause and the underlying Judgment.

JUDGE: Mosely

NAME OF MATTER: Burdeaux, Randall and Dawn

Location: 7722 West Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: The County was not provided notice for this hearing; however, the County inspector was able to confirm that the violations on the subject property have been abated. As a result, the citations were dismissed.

JUDGE: Robinson

NAME OF MATTER: Carroll, Shelly A.

Location: 8448 Maryland Road, Pasadena, MD 21122

Violation: Construction of an addition, deck, and pool without the required permits

DISPOSITION: This matter was postponed for 60 days. The Defendant has a pending permit with the Health Department for a septic system. Furthermore, the Defendant has filed for bankruptcy as of December, 2015.

JUDGE: Mosely

NAME OF MATTER: Casiello, Bartholomew and Theresa

Location: 3277 Breckenridge Way, Riva, MD 21140

Violation: Construction of an accessory structure without the required permit

DISPOSITION: Inspector was able to finalize the permit on April 1, 2016. Per the inspector's request, the matter was *nolle prossed*.

JUDGE: Robinson

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 without the County's consent until May 3, 2016. The property was still in violation as of the court date.

JUDGE: Robinson

NAME OF MATTER: Dempsey, John and Dianna

Location: 4944 Elm Street, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: This matter was set for a hearing; however, the County was never provided notice. The matter was postponed and reset for May 3, 2016. The Defendants' assert they are in compliance and the County will conduct a site visit to confirm.

JUDGE: Robinson

NAME OF MATTER: Dickerson, Dale

Location: 1459 Middletown Road, Annapolis, MD 21409

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

DISPOSITION: Complaint dismissed without prejudice. Violations abated at this time.

JUDGE: Spencer

NAME OF MATTER: Evergreen Ventures, LLC

Location: 4760 Bayfields Road, Harwood, MD 20776

Violation: Contempt – Construction of a home without permits; noncompliance with the following expired permits: B02106661, B02107720, B02186527, E02156335, M02093453, P02066730 and P02120233

DISPOSITION: A Consent Order was entered. Defendant was ordered to pay the previously imposed \$300 fine and to renew, request and obtain inspections on permits (or apply for new permits) for all illegal construction, and to complete all permits by August 1, 2016. If Defendant fails to take action, the Defendant shall remove the illegal construction. Service costs in the amount of \$47.50 were imposed as a Judgment against Defendant (for a total of \$347.50). The matter is set for a review hearing on August 4, 2016.

JUDGE: Spencer

NAME OF MATTER: Fieldhouse, Mary Ann

Location: 801 Danza Road, Severn, MD 21144

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear. A Contempt Judgment was entered granting the County the ability to abate the violation and place a lien on the Defendant's property. Additionally, the Defendant shall pay a \$500 fine for her Contempt.

JUDGE: Mosely

NAME OF MATTER: Frances, Valerie and Attwood, Chad

Location: 1423 Odenton Road, Odenton, MD 21113

Violation: Placement of a single family dwelling on a property without the required permit

DISPOSITION: This matter was removed from the April 7, 2016 docket due to the suggestion of bankruptcy.

JUDGE: Spencer

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: Modified Revised Consent Judgment entered. Consent Judgment entered in January is modified as follows: the items must be removed from the subject property by September 30, 2016, and the on-site auction must occur on or before July 31, 2016. All other provisions of the prior Orders remain in place. Review hearing scheduled for June 2, 2016.

JUDGE: Spencer

NAME OF MATTER: Holliday, Bertha G.

Location: 1602 Depriest Drive, Shady Side, MD 20764

Violation: Unauthorized construction of masonry walkway(s), patio(s) and a wooden pergola, both in and out of the **Chesapeake Bay Critical Area** buffer modification area without building permit or final zoning/variance authorization

DISPOSITION: This matter had not yet been served and was taken off the docket.

JUDGE: N/A

NAME OF MATTER: Jacobs, Darrin Michael, David L. and Shirley A.

Location: 7766 Solley Road, Glen Burnie, MD 21060

Violation: Contempt – Construction of an accessory structure without permits; grading without a permit or Stormwater Management Plan

DISPOSITION: This matter was postponed until August 2, 2016.

JUDGE: Johnson

NAME OF MATTER: Keegan, Jeanne M.

Location: 1076 Bay Ridge Road, Annapolis, MD 21403

Violation: Construction of interior renovations/electrical work without the required permit

DISPOSITION: Defendant failed to appear so a Judgment was entered. The \$500 fine has already been paid, so the Judgment demanded abatement only.

JUDGE: Robinson

NAME OF MATTER: Kim, Kyoung H.

Location: 2421 Ogden Square, Gambrills, MD 21054

Violation: Outside storage of unregistered vehicle(s)

DISPOSITION: The Defendant failed to appear and a \$500 fine was imposed. In addition, the Defendant has 15 days to abate the violation at the subject property.

JUDGE: Spencer

NAME OF MATTER: MBM Investments, LLC

Location: 7918 Solley Road, Glen Burnie, MD 21060

Violation: 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 Plan authorizations

DISPOSITION: This case was postponed to June 2, 2016. Defendants are working on getting water and sewer connection, and calling for inspection of storage building.

JUDGE: Spencer

NAME OF MATTER: Meade, Richard C.

Location: 1037 Oak Tree Lane, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: This matter had not yet been served and was removed from the docket.

JUDGE: N/A

NAME OF MATTER: McCarthy, Shawn

Location: 7813 East Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; junk and debris

DISPOSITION: Defendant was present and the inspector confirmed the violations have been abated. The fine will remain suspended and the Defendant shall only pay service costs.

JUDGE: Spencer

NAME OF MATTER: Myers, Rodger

Location: 775 Old Herald Harbor Road, Crownsville, MD 21032

Violation: Contempt – Storage of untagged vehicles, junk and debris, and a mobile home; expansion of an approved non-conforming use without special exception

DISPOSITION: After a review hearing, the court ordered that Defendant has 30 days to remove the modular home from the subject property. If the modular home is not removed after the 30th day, fines of \$100 per day will accrue. Defendant has 90 days to complete the construction of the fence on the subject property. If the fence is not completed within that time frame, a fine of \$250 per day shall accrue against the Defendant.

JUDGE: Silkworth

NAME OF MATTER: OlyImpos, LLC

Location: 7756 Baltimore Annapolis Boulevard, Glen Burnie, MD 21060

Violation: Contempt – Construction of a shed (snow ball stand) over 64 square feet without an approved building permit

DISPOSITION: This matter was postponed for 60 days until June 30, 2016. The Defendant has a permit pending with OPZ and it is still under review.

JUDGE: Mosely

NAME OF MATTER: Pyle, Cory and Renee

Location: 2041 Kurtz Avenue, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles; junk and debris

DISPOSITION: Review hearing held. Defendants abated the violations prior to the agreed upon date, so the fine remains suspended. The underlying Judgment is still in place.

JUDGE: Spencer

NAME OF MATTER: Potee, John E., Jr.

Location: 8238 Chalet Court, Millersville, MD 21108

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear at court and a Judgment was entered seeking a \$1,000 fine and requiring abatement within 30 days of the Judgment.

JUDGE: Spencer

NAME OF MATTER: Ruppert, Raymond R., Jr. and Molly M.

Location: 477 Deale Road, Deale, MD 20751

Violation: Construction of new walls without an approved building permit

DISPOSITION: Defendants obtained an active permit, so the 5Z35138388 citation was *nolle prossed*. The 4Z35138387 citation was reduced to \$125.00 and a Judgment was entered for that amount plus the cost of service.

JUDGE: Robinson

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; structure open to casual entry

DISPOSITION: This matter was postponed for one month. A draft Consent Judgment was sent to the Defendant's counsel for review. It will provide for a longer postponement to allow them additional time to obtain the permit.

JUDGE: Reilly

NAME OF MATTER: Sauter, Karla

Location: 3 Carnene Drive, Pasadena, MD 21122

Violation: Construction of second story addition without the required permit

DISPOSITION: The Defendant was present and provided verification that she has a BATS system scheduled for installation the third week of April. This is the last remaining work needed in order for her to request a final inspection. Upon the completion of the BATS system, she stated she will call for a final inspection. The matter was postponed for 60 days to allow her time to complete the work and gain compliance.

JUDGE: Spencer

NAME OF MATTER: Sauter, Rebecca L.

Location: 416 5th Avenue, Baltimore, MD 21225

Violation: Failure to repair unsafe chimney

DISPOSITION: This matter was removed from the docket because the Defendant was not served.

JUDGE: N/A

NAME OF MATTER: Schropp, James A.

Location: 214 Lower Magothy Beach Road, Severna Park, MD 21146

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear. A Judgment was entered ordering the Defendant to pay the previously owed fine of \$125.00 and service costs of \$45.00 and pay an additional contempt fine of \$125.00 and \$47.50 in service costs (for a grand total of \$342.50). The Defendant has 30 days to abate the violation.

JUDGE: Spencer

NAME OF MATTER: Smith, Alan

Location: 244 Glenwood Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was *nolle prossed* per the inspector's request as the violations have been abated.

JUDGE: Johnson

NAME OF MATTER: Smith, Glenn P. and Dolores C.

Location: 1352 Odenton Road, Odenton, MD 21113

Violation: Contempt – (1) Unauthorized construction of an addition to an existing commercial structure without building or trade permits; (2) unlawful continuance of regulation construction activities while Stop Work Order is in effect; and (3) failure to comply with approved grading permit plans.

DISPOSITION: This matter was not on the court's docket, but parties entered into a Consent Order requiring that by July 15, 2016, Defendants shall complete building permit B02284715 by getting all trade permits and passing all final inspections. Matter set for review hearing on August 4, 2016. Order to be e-filed.

JUDGE: N/A

NAME OF MATTER: Smith, Louise M.

Location: 1233 Washington Drive, Annapolis, MD 21403

Violation: Contempt – Unsafe structure and unsafe electrical lines outside of structure

DISPOSITION: Defendant failed to appear and a Judgment of \$250 and service cost of \$45 (for a total of \$295) was entered for her contempt. The Defendant has until June 7, 2016, to obtain permits and employ a licensed electrician to abate the violations at her property.

JUDGE: Spencer

NAME OF MATTER: Smuck, Stanley J.

Location: 110 Arundel Corporation Drive, Glen Burnie, MD

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

DISPOSITION: Contempt hearing was dismissed pursuant to an agreement among both parties prior to court.

JUDGE: N/A

NAME OF MATTER: Stevens, Thomas and Millie

Location: 5306 Ritchie Highway, Baltimore, MD 21225

Violation: Operation of car sales business in a C2 zoned district; outside storage of unregistered vehicles

DISPOSITION: A Contempt Judgment of \$1,125 and \$50 for service costs (for a total of \$1,175) was entered against the Defendants. They have 14 days to stop using this property in violation of the zoning code.

JUDGE: Spencer

NAME OF MATTER: Tran, Lan T.

Location: 306 Magothy Beach Road, Pasadena, MD 21122

Violation: Construction on garage continues on expired building permit No. B02280532

U.S. Bankruptcy Court #13-15430-NVA Chapter 13; Order Confirming no automatic stay is in effect 08/06/15.

DISPOSITION: A judgement was entered in this matter for \$625. The fine is suspended for 120 days for the Defendant to abate the violation. If she fails to abate the violation, the County will request the fine be imposed by motion.

JUDGE: Spencer

NAME OF MATTER: Trenor, Courtland A., Jr.

Location: 253 Severn Road, Millersville, MD 21108

Violation: Outside storage of junk and debris; unregistered/inoperable/dismantled vehicles

DISPOSITION: Defendant failed to appear and a Judgment was entered in each case. The Judgment entered in case number D-07-CV-16000172 ordered a fine \$500.00 and \$23.50 in service costs. The Judgment entered in case number D-07-CV-16-000711 ordered a fine of \$500.00 and \$47.50 in service costs (for a grand total of \$1,071). The Defendant has 30 days to abate the violations.

JUDGE: Mosely

NAME OF MATTER: Wagner, James D.

Location: 2920 Southwater Point Road, Annapolis, MD 21401

Violation: Grading without the required permit; development without a Stormwater Management Plan; clearing in the **Chesapeake Bay Critical Area** buffer; development in a Habitat Protection Area

DISPOSITION: This matter was postponed to be specially set. Counsel will confirm a mutually acceptable date.

JUDGE: Johnson

NAME OF MATTER: Walthall, James and Joan

Location: 162 Duval Lane, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: The court cancelled this matter prior to the hearing and reset for May 3, 2016.

JUDGE: N/A