

**Code Enforcement Litigation Report  
November 2017**

**NAME OF MATTER: 151 Arundel Beach LLC (Injunction)**

Location: 151 Arundel Beach Road, Severna Park, MD 21146

Violation: Unauthorized grading in excess of 5,000 s.f. within the **Chesapeake Bay Critical Area** without a permit or approved stormwater management plan

**DISPOSITION:** This case was postponed prior to the hearing date and re-set for February 1, 2018. The County made the request with Defendant's consent in order to give the parties more time to exchange written plans and finalize a resolution.

**JUDGE:** N/A

**NAME OF MATTER: Beach, Patrick and Roxanne**

Location: 1182 Patuxent Road, Odenton, MD 21113

Violation: Building permit No. B02251203 for construction of a gazebo has expired; no certificate of occupancy issued relating to building permit No. B02252637 for construction of an addition

**DISPOSITION:** This case was postponed to January 4, 2018 at the request of the Defendant, with consent by the County, to give the Defendant more time to abate the violation.

**JUDGE:** Legum

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

Locations: 736 Queenstown Road, Severn, MD 21144 and 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 case was heard and reset to December 7, 2017 for the next review hearing on the contempt issue. Defendants are making progress but now need a variance, for which an application must be submitted by December 7, 2017.

**JUDGE:** McKenna

**NAME OF MATTER: Brown, Baron J. and Barbara A.**

Location: 1470 Waterbury Road, Crownsville, MD 21032

Violation: Construction of basement renovations with new outside steps without the required building permit

**DISPOSITION:** Defendants failed to appear in court. A Judgment on Affidavit was entered ordering Defendants to renew the building permit for the basement renovations and concrete steps within thirty (30) days of the Judgment. A fine of \$125.00 was imposed against each Defendant along with \$75.00 in service costs (for a total of \$325.00).

**JUDGE:** McKenna

**NAME OF MATTER: Burleson, Alicia and Kaniewski, Thaddeus (417)**

Location: 417 Townsend Avenue, Baltimore, MD 21225

Violation: Outside storage of oversized vehicles, unregistered vehicles, junk and cargo containers

**DISPOSITION:** Defendant Alicia Burleson failed to appear. Defendant Thaddeus Kaniewski requested a postponement. The court re-set this case to December 7, 2017.

**JUDGE:** Legum

**NAME OF MATTER: Burleson, Alicia and Kaniewski, Thaddeus (501)**

Location: 501 Townsend Avenue, Baltimore, MD 21225

Violation: Outside storage of oversized vehicles, unregistered vehicles, junk and cargo containers

**DISPOSITION:** Defendant Alicia Burleson failed to appear. Defendant Thaddeus Kaniewski requested a postponement. The court re-set this case to December 7, 2017.

**JUDGE:** Legum

**NAME OF MATTER: Clements, Ralph and Cynthia**

Location: 367 North Shore Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendants abated the violation prior to trial and a *nolle prosequi* was entered.

**JUDGE:** Legum

**NAME OF MATTER: Cortes, Juan and Miramontes, Arturo**

Location: 610 Frogs Leap Court, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This injunction case was dismissed because the Defendants abated the violations prior to court.

**JUDGE:** Legum

**NAME OF MATTER: Country Club Estates**

Location: 0 Country Club Drive, Glen Burnie, MD 21060

Violation: Unsafe pier

**DISPOSITION:** This case was postponed to January 4, 2018 at the request of the Defendant, with consent by the County, to give the Defendant time to abate the violation.

**JUDGE:** Legum

**NAME OF MATTER: Dempsey, John D. and Diana T.**

Location: 4944 Elm Street, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Defendants abated the violation prior to trial and a *nolle prosequi* was entered.

**JUDGE:** Legum

**NAME OF MATTER: Deyhim, Ali and Rebecca**

Location: 1490 Shot Town Road, Annapolis, MD 21409

Violation: Grading in excess of 5,000 square feet without the required permit

**DISPOSITION:** Defendants were present and entered into a Consent Judgment whereby a \$1,500.00 fine was ordered against each Defendant, but suspended pending compliance with the court's Order. Service costs of \$75.00 were ordered joint and several. The Defendants are ordered to apply for and diligently pursue the required grading permits.

**JUDGE:** Legum

**NAME OF MATTER:** Edwards, Jon M., Jr. and Karen L.

Location: 1555 Alcova Court, Davidsonville, MD 21035

Violation: Construction of an addition without the required building permit

**DISPOSITION:** Both Defendants appeared in court. The parties entered into a Consent Judgment in which Defendants must diligently pursue the completion of the building permit within six (6) months of the date of the Judgment. Defendants agreed to pay service costs in the amount of \$75.00.

**JUDGE:** McKenna

**NAME OF MATTER:** Fanzo, Matthew S. and Collene R.

Location: 32 Grays Road, Harwood, MD 20776

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Both Defendants were present in court. The parties entered into a Consent Judgment in which Defendants agreed to remove or tag the unregistered vehicles within thirty (30) days. All fines and costs were suspended as to Collene Fanzo. Judgment of \$95.00 was imposed against Matthew Fanzo, along with \$30.00 in service costs (for a total of \$125.00).

**JUDGE:** Legum

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

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

**DISPOSITION:** A progress report was given to the court. Defendant is making progress towards abating zoning violations. The County advised the Defendant and the court that special focus should be given to items close to the main road and house. The next review hearing is scheduled for January 4, 2018.

**JUDGE:** McKenna

**NAME OF MATTER: Frey, Houston and Jennifer**

Location: 908 Genine Drive, Glen Burnie, MD 21060  
Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Both Defendants failed to appear. A Judgment was entered against each Defendant ordering a fine of \$2,000.00. Costs of \$75.00 joint and several were also ordered (for a total of \$2,075.00). The Defendants must abate the violations within fourteen (14) days of the Judgment.

**JUDGE:** Legum

**NAME OF MATTER: Giddings, Richard and Mary**

Location: 0 Brock Bridge Road, Laurel, MD 20724  
Violation: Building occupied without a certificate of occupancy - B02324837

**DISPOSITION:** The parties agreed to postpone the case until January 4, 2018 in order to give Defendants time to determine whether they would like to proceed with obtaining the permit.

**JUDGE:** McKenna

**NAME OF MATTER: Hagans, Michele V. (Injunction)**

Location: 1326 Bay Avenue, Annapolis, MD 21403  
Violation: Unauthorized grading in the in the **Chesapeake Bay Critical Area**; unauthorized construction of a deck; and expired building permits

**DISPOSITION:** The violation was abated and the case dismissed.

**JUDGE:** Legum

**NAME OF MATTER: Holmes, Robert and Ann Colleen**

Location: 0, 6962, 6964 Ridge Road, Hanover, MD 21076  
Violation: Contempt – Outside storage of unregistered vehicles; contractor's yard in a residential zone, oversized vehicles; junk and debris; no certificate of use

**DISPOSITION:** Defendants lost the property in foreclosure, so the case was dismissed.

**JUDGE:** Legum

**NAME OF MATTER: Isaacs, Joan K.**

Location: 1637 Fairhill Drive, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant was present at court. The parties entered into a Consent Judgment in which Defendant agreed to tag or remove the unregistered vehicles within six (6) months of the Judgment. A fine of \$125.00 was suspended pending compliance with the Order and service costs of \$45.00 were imposed as Judgment.

**JUDGE:** Legum

**NAME OF MATTER: Jackson, Gerry V.**

Location: 229 Ash Lane, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant was present at court. The parties entered into a Consent Judgment in which Defendant agreed to remove or tag the unregistered vehicle within thirty (30) days of the Judgment. A fine of \$500.00 was suspended pending compliance, and service costs of \$45.00 were imposed as Judgment.

**JUDGE:** Legum

**NAME OF MATTER: Jennings, Christine and Saunders, Anthony (Injunction)**

Location: 3769 Patuxent River Rd., Davidsonville, MD 21035

Violation: Unauthorized grading (and filling a ravine) in excess of 5,000 s.f. without a permit or approved stormwater management plan

**DISPOSITION:** The parties agreed to postpone the case until December 7, 2017 in order to give Defendants more time to complete the grading permit.

**JUDGE:** McKenna

**NAME OF MATTER: Kelley, Robert (Dec'd)**

Location: 771 Tobbin Court, Severn, MD 21144

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

**DISPOSITION:** This case was set in for a review hearing. The violations have not been abated so a new Order was entered imposing a \$5,000.00 fine. The County will determine if it wants to abate the violations.

**JUDGE:** Legum

**NAME OF MATTER: Lindsay, William Franklin Sr., et al. (Injunction)**

Location: 8309 Woodland Rd., Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and oversized vehicles; illegal business in R2 zone

**DISPOSITION:** Due to a court error, a portion of this case was postponed to 1/4/18 and the other half was not postponed (case against Jr. reset, case against Sr. not moved). Since this is one injunction, the matter was reset for January 4, 2018.

**JUDGE:** Legum

**NAME OF MATTER: Matthews, Zachary M.**

Location: 8 4th Avenue, SW, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This case was dismissed because the Defendant abated the violations prior to court.

**JUDGE:** Legum

**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:** At the request of the Defendant, with consent by the County, this matter was postponed to January 4, 2018, as the Defendant is working on completing permits.

**JUDGE:** McKenna

**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:** Review hearing occurred. Defendant purged contempt except for two remaining issues. The Defendant was ordered to clean the areas on the subject property as shown in Exhibits 1 and 2 entered into evidence on November 30, 2017 by fixing up or relocating the roller shown in Exhibit 1 or demonstrating to the County that it is operational, and by clearing up the items shown in Exhibit 2. Unless the County petitions the Court within forty-five (45) days of the date of the Order to request a hearing due to Defendant's failure to comply with the Order, or failure to keep the property in compliance with the prior Orders, the Defendant's contempt will be considered purged and the case shall be closed.

**JUDGE:** Silkworth

**NAME OF MATTER: Ortiz, Elizabeth R.**

Location: 1253 Scott Town Road, Shady Side, MD 20764

Violation: Demolition and rebuild of a single family dwelling without the required building permit

**DISPOSITION:** This case was postponed to February 1, 2018 at the Defendant's request in order to give her more time to abate the violation.

**JUDGE:** Legum

**NAME OF MATTER: Poulton, Louis and A. J.**

Location: 44 Lockleven Drive, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles (boat)

**DISPOSITION:** Defendants abated the violation prior to trial and a *nolle prosequi* was entered.

**JUDGE:** Legum

**NAME OF MATTER: Ribeiro, David and Cristina**

Location: 7712 Gunther Place, Glen Burnie, MD 21060

Violation: Grading in the Critical Area without the required permit

**DISPOSITION:** This case was postponed by the Defendant prior to the trial date.



**JUDGE:** N/A

**NAME OF MATTER: Riddle, Joyce**

Location: 1384 Jones Station Road, Arnold, MD 21012  
Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Defendants abated the violation prior to trial and a *nolle prosequi* was entered.

**JUDGE:** Legum

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

Location: 633 Deale Road, Deale, MD 20751  
Violation: Construction of an addition and interior renovations without the required building permit

**DISPOSITION:** Defendant was present in court. One out of two citations appeared on the court's docket. The parties entered into a Consent Judgment for citation #5Z35138262 in which Defendant agreed to complete the building permit and inspections within ninety (90) days of the Judgment. A fine of \$500.00 was suspended pending compliance, and service costs of \$45.00 were imposed as Judgment.

**JUDGE:** Legum

**NAME OF MATTER: Roes, Eric and Tanja**

Location: 108 Altona Avenue, Pasadena, MD 21122  
Violation: Outside storage of unregistered vehicles and junk; storage lot; auto repair

**DISPOSITION:** This matter was removed from the docket prior to court in order to allow more time for service on the Defendant.

**JUDGE:** N/A

**NAME OF MATTER: Ross, Alice and Stephan A.**

Location: 306 Riverside Drive, Pasadena, MD 21122  
Violation: Construction of an accessory structure in the **Chesapeake Bay Critical Area** and demolition of previous structure – all without a building permit

**DISPOSITION:** Alice Ross was present in court. Defendant requested a postponement for more time to abate the violation and the County agreed. The case was reset to January 2, 2018.

**JUDGE:** Legum

**NAME OF MATTER:** Rupli, William

Location: 5776 Swamp Circle Road, Deale, MD 20751

Violation: Contempt – Installation of hot tub with electric without proper permits in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Prior to court, this matter was reset for March 29, 2018 in order to allow the Defendant more time complete the permits and abate the violation.

**JUDGE:** N/A

**NAME OF MATTER:** Safak, Samettin (EGC)

Location: 6013 Ritchie Highway, Baltimore, MD 21225

Violation: Contempt – Grading without a permit

**DISPOSITION:** This matter was postponed to January 2, 2018, as the Defendant is working on abating violations and/or evicting the tenant.

**JUDGE:** Legum

**NAME OF MATTER:** Sauter, Karla

Location: 3 Carnene Drive, Pasadena, MD 21122

Violation: Contempt – Construction of second story addition without the required permit

**DISPOSITION:** Defendant abated the violation prior to court, so the contempt case was dismissed.

**JUDGE:** Legum

**NAME OF MATTER:** Schwat, Steven F. and Yampolsky, Lisa B.

Location: 1206 Hayes Road, Shady Side, MD 20764

Violation: Interior and exterior renovations without the required permits

**DISPOSITION:** Both Defendants failed to appear and a Judgment was entered by the court. Fines of \$625.00 were ordered against each Defendant plus service costs of

\$107.50 were ordered to be paid joint and several (for a total of \$1,357.50). The Defendants were ordered diligently pursue completion of their building permits and to apply for and diligently pursue all required trade permits.

**JUDGE:** Legum

**NAME OF MATTER:** **Smith, David E. Sr. and Pamela L. (Injunction)**

Location: 996 7th Street, Glen Burnie, MD 21060

Violation: Construction of a garage in the **Chesapeake Bay Critical Area** without a valid building permit

**DISPOSITION:** The Defendants were present in court. The parties entered into a Consent Judgment in which Defendants must diligently pursue the permit for the garage within thirty (30) days of the Judgment. Defendants also agreed to submit an application for any required trade permits within four (4) months of the Judgment. A fine of \$625.00 against each Defendant was suspended pending compliance with the Judgment and service costs of \$75.00 were imposed.

**JUDGE:** McKenna

**NAME OF MATTER:** **Speaks, Stanley and Marion**

Location: 101Kuethe Drive, Annapolis, MD 21403

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Mr. Speaks appeared in court. The parties entered into a Consent Judgment in which Marion Speaks' citations were entered *nolle prosequi* and Stanley Speaks agreed to remove the junk and unregistered vehicle from the property within thirty (30) days. A fine of \$125.00 was suspended pending compliance for the junk citation, and a fine of \$125.00 was imposed as Judgment for the unregistered vehicle citation, along with service costs of \$45.00 (for a total of \$170.00).

**JUDGE:** Legum

**NAME OF MATTER:** **Taylor, Janet E.**

Location: 7915 Sea Breeze Drive, Baltimore, MD 21226

Violation: Noncompliance of building permit No. B02260759 in the **Chesapeake Bay Critical Area**

**DISPOSITION:** This case was postponed prior to the hearing date with the consent of both parties and re-set for January 4, 2017.

**JUDGE:** N/A

**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:** Consent Judgment of Constructive Civil Contempt signed. Defendant agreed to submit applications for a nonconforming use within thirty (30) days in order to obtain a building permit for the addition to the rear of the property. Within thirty (30) days of obtaining the nonconforming use approval, Defendant shall submit an application for a variance, and then a building permit. Defendant shall complete the building permit, once obtained. If a building permit cannot be obtained, the addition shall be removed. Within sixty (60) days of the County approving a Landscape Plan or by April 1, 2018, whichever is later, Defendant shall create and provide a 10-foot buffer. The \$1,500.00 fine was suspended in the March 6, 2014 Judgment shall remain suspended. A review hearing is scheduled for April 5, 2018.

**JUDGE:** McKenna