

**Code Enforcement Litigation Report
March 2018**

NAME OF MATTER: 29 Brick Church Road, LLC (Injunction)

Location: 29 Brick Church Road, Edgewater, MD 21037

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

DISPOSITION: The matter was postponed to April 5, 2018 so that parties can work out a consent agreement.

JUDGE: Mosley

NAME OF MATTER: 983 West Benning, LLC

Location: 983 West Benning Road, Galesville, MD 20765

Violation: Allowing the use of the property for a contractor shop and yard without a zoning certificate of use

DISPOSITION: Defendant's attorney appeared in court. A joint postponement request was granted until July 3, 2018 to give Defendant time to request a non-conforming use or special exception for the property.

JUDGE: Legum

NAME OF MATTER: Antwerpen, Jacob M. and Dolores R.

Location: 1894 Luce Creek Drive, Annapolis, MD 21401

Violation: Grading and clearing, and construction of retaining wall, accessory structure, concrete steps and concrete path in the **Chesapeake Bay Critical Area** buffer and expanded buffer without the required authorization

DISPOSITION: This case was removed from the docket because the parties entered into a Consent Decree whereby the Defendants are ordered to diligently pursue all variances and other directives by the Department of Inspections and Permits to abate the violations on the property. A \$20,625.00 fine was ordered against each of the Defendants but suspended pending compliance. Service costs of \$53.30 were ordered.

JUDGE: Reilly

NAME OF MATTER: Brown, Willie, Jr.

Location: 5812 Belle Grove Road, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to remove or display a current registration tag on the unregistered vehicles within 30 days of the Judgment. A fine of \$125.00 was suspended pending compliance and service costs of \$45.00 were imposed as Judgment.

JUDGE: Legum

NAME OF MATTER: Chung, Mi H. and Hae D.

Location: 7622 Baltimore-Annapolis Blvd., Glen Burnie, MD 21060

Violation: Outside storage of dumpsters and vehicles located within property line buffers pursuant to the County Landscape Manual

DISPOSITION: This matter was entered *nolle prosequi*, as the Defendants no longer own this property.

JUDGE: N/A

NAME OF MATTER: Dellospedale, Mary

Location: 1533 Marco Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant abated the violations prior to trial. The County entered a *nolle prosequi*.

JUDGE: Legum

NAME OF MATTER: Devore, Sandy and George

Location: 22 Chester Circle, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants entered into separate Consent Judgments wherein each will pay a fine of \$125.00 plus service costs in the amount of \$60.00 (for a total of \$370.00), to be paid within 60 days. Defendants have 90 days to abate violations.

JUDGE: Legum

NAME OF MATTER: Dynasplint Holdings, LLC (EBC)

Location: 8336 Ritchie Highway, Pasadena, MD 21122
Violation: Unsafe structure open to casual entry

DISPOSITION: A joint Line of Dismissal was filed prior to court since Defendant abated the violation. The case was dismissed with prejudice.

JUDGE: N/A

NAME OF MATTER: Einolf, David E. and Mink, Shannon N.

Location: 4803 Sixth Street, Baltimore, MD 21226
Violation: Outside storage of unregistered vehicles

DISPOSITION: The citation against Ms. Mink was entered *nolle prosequi*, as she no longer owns the property. Mr. Einolf entered into a Consent Judgment wherein he will pay a fine of \$125.00 plus service costs of \$60.00 (for a total of \$185.00) within 60 days. The violations must be abated within 30 days.

JUDGE: Legum

NAME OF MATTER: Fischbein, William S.

Location: 7908 Marydell Avenue, Pasadena, MD 21122
Violation: Failure to properly secure an unsafe pool

DISPOSITION: A Line of Dismissal and Satisfaction was filed prior to court since Defendant abated the violation. The case was dismissed without prejudice.

JUDGE: N/A

NAME OF MATTER: Fletcher, Sandra M.

Location: 3160 Beards Point Road, Davidsonville, MD 21035
Violation: Construction of front porch and side deck w/steps without the required building permit

DISPOSITION: Defendant abated the violations prior to trial. The County entered a *nolle prosequi*.

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: A review hearing was held. Defendant is making progress towards abatement. The matter has been set for another review hearing on May 3, 2018.

JUDGE: Mosley

NAME OF MATTER: Fuller, Jeffrey P.

Location: 8060 Maywood Avenue, Pasadena, MD 21122

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

DISPOSITION: This case was postponed to June 7, 2018 at the request of the Defendant to provide more time to obtain the required permits.

JUDGE: Mosley

NAME OF MATTER: Haefner, Henry and Marie

Location: 8482 Arbutus Road, Pasadena, MD 21122

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

DISPOSITION: The parties reached an agreement whereby the Defendant was ordered to abate the violation within 60 days. A \$1,500.00 fine was ordered but suspended pending the Defendant's compliance with the Judgment. Service costs were not applicable in this case. A review hearing has been set for June 7, 2018.

JUDGE: Mosley

NAME OF MATTER: Haught, Donald D., III and Rebecca L. □□

Location: 516 Elizabeth Road, Glen Burnie, MD 21061

Violation: Interior renovations under expired building and electrical permits

DISPOSITION: This matter was entered *nolle prosequi* at the request of the inspector, as the Defendants abated the violation.

JUDGE: N/A

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 a building permit or final zoning/variance authorization

DISPOSITION: The Defendant failed to appear. The court entered a Judgment whereby the Defendant is to pay a \$500.00 fine for her contempt of court and \$85.00 in service costs (for a total of \$585.00). The Defendant is also ordered to diligently pursue the completion of the required building permit.

JUDGE: Mosley

NAME OF MATTER: Ivy Lane Properties, LLC

Location: 6 Ivy Lane, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: The parties reached an agreement whereby the Defendant is ordered to abate the violation within 30 days. The County did not request the ability to abate in this case because the Defendant does not have any ownership interest in the vehicles on the property. A \$2,000.00 fine was ordered but suspended pending compliance with the Judgment. Service costs of \$50.00 were ordered.

JUDGE: Mosley

NAME OF MATTER: Johnson, Julie A.

Location: 513 Ridgely Avenue, Annapolis, Maryland 21401

Violation: Outside storage of junk and debris

DISPOSITION: Defendant failed to appear in court and a Default Judgment was entered ordering Defendant to abate the violation within 30 days, to pay a \$500.00 fine within three (3) days, plus service costs in the amount of \$45.00 (for a total of \$545.00).

JUDGE: Legum

NAME OF MATTER: Kaiser, Dawn

Location: 8386 Bodkin Avenue, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter was entered *nolle prosequi* at the request of the inspector.

JUDGE: Legum

NAME OF MATTER: Kellner, Patricia

Location: 7677 Mueller Drive, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant abated the violations prior to trial. The County entered a *nolle prosequi*.

JUDGE: Legum

NAME OF MATTER: Kook, Kim Thomas and Hee, Han Young

Location: 7195 Baltimore-Annapolis Boulevard, Glen Burnie, MD 21060
Violation: Outside storage of junk and unregistered vehicles; prohibited signs; two structures erected outside approved scope of Administrative Decision No. 2014-0331-N

DISPOSITION: This matter was dismissed by the County as the violations have been abated and a certificate of use has been issued for business on property.

JUDGE: Mosley

NAME OF MATTER: McKee, Scott A.

Location: 109 Church Street, Baltimore, MD 21225
Violation: Outside storage of unregistered vehicle

DISPOSITION: Defendant failed to appear in court. A Default Judgment was entered ordering abatement of the violation within 30 days and a \$250.00 fine plus court costs of \$45.00 (for a total of \$295.00).

JUDGE: Legum

NAME OF MATTER: McManus, Charles, III

Location: 6837 Baltimore-Annapolis Boulevard, Linthicum, MD 21090

Violation: Failure to keep exterior property free from rodent harborage and infestation

DISPOSITION: This matter was entered *nolle prosequi* as the Defendant no longer owns the property.

JUDGE: N/A

NAME OF MATTER: Munzner, Linda

Location: 932 11th Street, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to remove or display current registration tags on the unregistered vehicles within 60 days of the Judgment. A fine of \$125.00 was suspended pending compliance and service costs of \$45.00 were imposed as Judgment.

JUDGE: Legum

NAME OF MATTER: Olson, Wesley

Location: 5608 Chatham Road, Baltimore, MD 21225

Violation: Unsafe retaining wall

DISPOSITION: This matter was entered *nolle prosequi* as the Defendant no longer owns the property.

JUDGE: N/A

NAME OF MATTER: Paskoski, Laura and Schwartz, Sherry

Location: 444 Maple Lane, NW, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear in court. A Judgment on the Affidavit was entered against each Defendant ordering Defendants to remove or display proper registration on all unregistered vehicles within 30 days of the Judgment. A fine of \$125.00 and service costs of \$30.00 were imposed as Judgment against each Defendant (for a total of \$310.00).

JUDGE: Legum

NAME OF MATTER: Phipps, David T.

Location: 867 Robin Hood Hill, Annapolis, MD 21405

Violation: Construction of interior and exterior renovations without the required building permit

DISPOSITION: A postponement was granted at the request of the Defendant prior to trial to allow the opportunity for the Defendant's variance request to be heard.

JUDGE: N/A

NAME OF MATTER: Pinkcett, Hazel M.

Location: 450 Worthington Road, Millersville, MD 21108

Violation: Contempt – Construction of a deck with stairs without the required building permit

DISPOSITION: Defendant failed to appear in court. An ex parte Judgment of Civil Contempt was entered ordering Defendant to pay a fine of \$500.00 for contempt of the previous court order and service costs in the amount of \$50.00 (for a total of \$550.00), and to abate all violations within 30 days of the Judgment.

JUDGE: Legum

NAME OF MATTER: Plummer, Richard T.

Location: 13 Jessie Road, Harwood, MD 20776

Violations: Contempt – Unauthorized construction of two (2) additions to an accessory structure (horse barn) without a building permit; unauthorized grading affecting an area of approximately 20,000 square feet of land without a grading permit or approved stormwater management plan

DISPOSITION: This case was postponed at the request of the Defendant to provide more time to continue working toward compliance with the Court's original Judgment. A new hearing date has been set for May 3, 2018.

JUDGE: Mosley

NAME OF MATTER: Poist, Allen, Jr.

Location: 337 Edgewater Road, Pasadena, MD 21122

Violation: Use of property as a junkyard or solid waste disposal facility in the **Chesapeake Bay Critical Area**; outside storage of truck compartments or containers; more than one single detached family dwelling unit

DISPOSITION: Defendant failed to appear in court. A Judgment on the Affidavit was entered ordering Defendant to abate the violations at the property within 30

days and also provides for County removal of the junk on the property after 30 days. A fine of \$5,000.00 and service costs of \$50.00 were imposed as Judgment (for a total of \$5,050.00).

JUDGE: Mosley

NAME OF MATTER: Pyle, Cory and Renee (Inj)

Location: 2041 Kurtz Avenue, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles and junk, scrapping in R2 zone

DISPOSITION: This contempt action was dismissed because the Defendants abated the violation prior to the hearing date.

JUDGE: Mosley

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: A Consent Judgment was entered wherein Defendant is to respond to outstanding comments within 45 days and to any subsequent comments within 30 days. If any Bill is pending before the County Council that may change a requirement for issuance of the permits (hydrant requirements), the timelines are tolled for those issues only. This matter is set for review hearing on July 7, 2018.

JUDGE: Mosley

NAME OF MATTER: Shaw, Gloria

Location: Severn Grove Road, Annapolis, MD 21401 (Tax# 2000-1048-4700)

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant filed a postponement request prior to trial which was granted. The new trial date is May 1, 2018.

JUDGE: N/A

NAME OF MATTER: Shaw, Gloria (1903)

Location: 1903 Severn Grove Road, Annapolis, MD 21401

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant filed a postponement request prior to trial which was granted.
The new trial date is May 1, 2018.

JUDGE: N/A

NAME OF MATTER: Simpson, Robert

Location: 5054 Lerch Drive, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment with Defendant's Power of Attorney (Lisa Sheriff) was entered wherein the fines were suspended, but requires payment of \$45.00 in service costs and allows six (6) months for abatement.

JUDGE: Legum

NAME OF MATTER: Standard Striping, Inc.

Location: 983 West Benning Road, Galesville, MD 20765

Violation: Operation of a contractor shop and yard without a zoning certificate of use

DISPOSITION: Defendant's attorney appeared in court. A joint postponement request was granted until July 3, 2018 to give Defendant time to request a non-conforming use or special exception.

JUDGE: Legum

NAME OF MATTER: Stoll, Charles E. (1302)

Location: 1302 Spruce Street, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The parties reached an agreement in court. A Consent Judgment was entered for each citation that requires the Defendant to abate the violation within 30 days. A fine of \$500.00 was ordered for each citation but suspended pending compliance. Service costs for each citation in the amount of \$22.50 were ordered (for a total \$45.00).

JUDGE: Legum

NAME OF MATTER: Stoll, Charles E. (1306)

Location: 1306 Spruce Street, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The parties reached an agreement in court. A Consent Judgment was entered for each citation that requires the Defendant to abate the violation within 30 days. A fine of \$500.00 was ordered for each citation but suspended pending compliance. Service costs for each citation in the amount of \$22.50 were ordered (for a total \$45.00).

JUDGE: Legum

NAME OF MATTER: Stoll, Charles E. (1308)

Location: 1308 Spruce Street, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties reached an agreement in court. A Consent Judgment was entered that requires the Defendant to abate the violation within 30 days. A \$500.00 fine was ordered but suspended pending compliance. Service costs in the amount of \$45.00 were ordered.

JUDGE: Legum

NAME OF MATTER: Tamayo, Ismael and Lucia

Location: 3658 Solomons Island Road, Harwood, MD 20776

Violation: Construction of shed and porch roof without required building permit

DISPOSITION: Defendants appeared in court and a court interpreter assisted in communication. The parties entered into a Consent Judgment in which Defendants agreed to obtain a permit for the shed within 60 days of the Judgment. A fine of \$500.00 each was suspended pending compliance and service costs were imposed as Judgment against each Defendant in the amount of \$30.00 (for a total of \$60.00).

JUDGE: Legum

NAME OF MATTER: Tran, Qui

Location: 314 Elizabeth Avenue, Baltimore, MD 21225

Violation: Contempt – Noncompliance of B02276921, B02277086, B02277283 and P02186514

DISPOSITION: Defendant failed to appear in court. A default Contempt Judgment was entered. Defendant must pay previous fines of \$1,625.00 plus an additional \$3,000.00. Defendant must also renew the permits within 14 days, apply for necessary trade permits within 30 days of issuance, and call for inspections within 14 days of work being completed.

JUDGE: Mosley

NAME OF MATTER: Yatso, Debborah L.

Location: 5214 Kramme Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered/inoperable vehicle

DISPOSITION: A Line of Dismissal was filed prior to court since Defendant abated the violation. The case was dismissed without prejudice.

JUDGE: N/A

NAME OF MATTER: Zimmerman, Robert and Brenda

Location: 1107 Little Magothy View, Annapolis, MD 21409

Violation: Contempt – Outside storage of junk and debris in the **Chesapeake Bay Critical Area**

DISPOSITION: Consent Judgment entered with Robert Zimmerman. Violations must be abated within 30 days. Payment of the original fine and service costs (totaling \$1,110.00) is due within 180 days.

JUDGE: Legum