

**Code Enforcement Litigation Report
March 2019**

NAME OF MATTER: **B&U Inc. (Injunction)**

Location: 7207 Baltimore Annapolis Blvd., Glen Burnie MD 21061

Violation: Construction of new tenant spaces without a building permit and non-payment for certificate of occupancy

DISPOSITION: Defendant failed to appear in court. A Default Judgment was entered ordering a fine of \$750 and allowing thirty (30) days within which to apply for the necessary permits.

JUDGE: Butcher

NAME OF MATTER: **Barlow, Frank R. and Darlene L.**

Location: 682 203rd Street, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicle and junk

DISPOSITION: Defendants entered into Consent Judgments in both cases, ordering (90) days to abate the violation, service costs of \$90, and suspending the \$500 fine in each case pending compliance.

JUDGE: Duden

NAME OF MATTER: **Bowser, Curtis W.**

Location: 225 Harlem Road, Pasadena, MD 21122

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to remove or tag all unregistered vehicles and remove all junk from the property within ninety (90) days. A fine of \$500 per citation was suspended pending compliance and service costs of \$60 were imposed as Judgment.

JUDGE: Duden

NAME OF MATTER: Calderon, Jose

Location: 0 Howard Street, Glen Burnie, MD 21061

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

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to obtain the grading permit within sixty (60) days. A civil penalty of \$1,500 was suspended pending compliance, and service costs of \$56.05 were imposed as Judgment.

JUDGE: Butcher

NAME OF MATTER: Campbell, Matthew

Location: 108 North Jerome Parkway, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicle

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to remove or tag all unregistered vehicles on the property within ninety (90) days. A fine of \$125 was suspended pending compliance, and service costs of \$45 were imposed as Judgment.

JUDGE: Duden

NAME OF MATTER: Clemons, James and Wanda (Injunction)

Location: 9243 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Construction of interior renovations to 2nd story without a building permit
(permit #B02286069 expired)

DISPOSITION: The County agreed to a postponement of the hearing due to unclear information regarding abatement requirements. A meeting among the parties will be scheduled. The next hearing date is June 6, 2019.

JUDGE: Butcher

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 case was postponed to April 4, 2019. The tag on the RV at issue expires on March 31, 2019 and Defendant is to remove the vehicle or get

a tag that is valid for a longer period of time. If the Defendant removes the RV by April 4, 2019, the contempt matter can be dismissed.

JUDGE: Butcher

NAME OF MATTER: Deckert, Louis J. and Cathren J.

Location: 1355 Jordan Drive, Shady Side, MD 20764

Violation: Outside storage of oversized vehicles

DISPOSITION: Cathren Deckert's citation was not on the Court's docket. Louis Deckert entered into a Consent Judgment in which he agreed to apply for a variance to legalize the parking of an oversized vehicle in a residential zone within sixty (60) days. Within thirty (30) days of any denial of a variance, Defendant is required to remove the oversized vehicle from the property. A fine of \$500 was suspended pending compliance and service costs of \$30 were imposed as Judgment.

JUDGE: Duden

NAME OF MATTER: Dorsey, John A.

Location: 300 Fiddlers Hill Road, Edgewater, MD 21037

Violation: Grading without a permit; development without an approved stormwater management plan

DISPOSITION: The parties agreed to postpone the case until July 2, 2019 to allow time for Defendant to abate the violation.

JUDGE: Butcher

NAME OF MATTER: Dunne Wright Service

Location: 4020 Belle Grove Road, Baltimore, MD 21225

Violation: Duplex in R5 zoned district

DISPOSITION: The parties entered into a Consent Judgment providing Defendant with ninety (90) days to abate the violation or to apply for a nonconforming use certificate, suspending the fine of \$125 and ordering \$45 in service costs.

JUDGE: Duden

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, a retaining wall, and a roof structure over a new deck on the main house without the required building permit

DISPOSITION: The parties agreed to a joint postponement of the case until April 25, 2019. Apparently, Defendant previously attempted to pay the fine of \$675 directly to the County, but there was a discrepancy about the amount due. Defendant is moving forward with the permitting process.

JUDGE: Butcher

NAME OF MATTER: Griffin, Michael and Day, Robyn, et al.
(Countryside Deli)

Location: 5901 Southern Maryland Boulevard, Lothian, MD 20711

Violation: Construction of an enclosed front porch without the required building permit

DISPOSITION: Defendants requested a postponement until May 7, 2019, which was granted.

JUDGE: Duden

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 parties agreed to postpone the case until April 4, 2019 to allow time for Defendants to abate the violation.

JUDGE: Butcher

NAME OF MATTER: Harris, Daniel L., Jr.

Location: 624 Franklin Avenue, Linthicum, MD 21090

Violation: Outside storage of junk

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to remove all junk from the property within sixty (60) days. A fine of \$500 was suspended pending compliance and service costs of \$45 were imposed as Judgment.

JUDGE: Duden

NAME OF MATTER: Hudson, Sylvester

Location: 254 Pertch Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment allowing Defendant thirty (30) days to abate all violations except one Ford Windstar, sixty (60) days to pay service costs of \$45, and six (6) months to abate Ford Windstar violation. The fine of \$125 was suspended.

JUDGE: Duden

NAME OF MATTER: James, Michael and Monica

Location: 8001 Mansion House Crossing, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear in court and a Judgment on Affidavit was entered requiring Defendants to tag or remove all unregistered vehicles from the property within thirty (30) days. A fine of \$125 each was imposed as Judgment along with service costs of \$60 (for a total of \$310).

JUDGE: Duden

NAME OF MATTER: Kaniewski, Jan

Location: 4603 Ritchie Highway, Baltimore, MD 21225

Violation: Useable materials improperly stored on premises

DISPOSITION: The violation was abated prior to trial and the County dismissed the case.

JUDGE: Butcher

NAME OF MATTER: Kirkpatrick, Jonathan A.

Location: 610 Hopkins Street, Baltimore, MD 21225

Violation: Failure to maintain the swimming pool in a clean and sanitary condition, and in good repair

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to repair and keep the pool in a sanitary condition within sixty (60) days.

A fine of \$125 was suspended pending compliance and service costs of \$45 were imposed as Judgment.

JUDGE: Duden

NAME OF MATTER: **Lynster, Dennis**

Location: 739 Benfield Road, Severna Park MD
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant requested a postponement until June 4, 2019, which was granted.

JUDGE: Duden

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 arrived to court late, after a Default Judgment was entered against him, but the court struck the Default Judgment and postponed the matter to April 2, 2019.

JUDGE: Duden

NAME OF MATTER: **McKee, Scott A.**

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

DISPOSITION: Prior to court, the violation was abated and the fines were paid. The County requested the case be dismissed.

JUDGE: N/A

NAME OF MATTER: **Mitchell, Earl and Hartlove, Angela**

Location: 1696 Grandview Road, Pasadena, MD 21122
Violation: Contempt – Enclosing an existing screened porch without the required building permit in the **Chesapeake Bay Critical Area**

DISPOSITION: The Defendant failed to appear in court and the Judge issued a body attachment for him.

JUDGE: Butcher

NAME OF MATTER: Moyer, Valerie A. (4927)

Location: 4927 Brookwood Road, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to court and the citation was entered *nolle prosequi*.

JUDGE: Duden

NAME OF MATTER: Murray, Robert B., III

Location: 4939 Bonniewood Drive, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant's parents were issued citations for the same violations, but are represented by counsel and their trial date was postponed to June 4, 2019. The County requested Defendant Robert B. Murray, III's citations also be moved to that date. The case is reset to June 4, 2019.

JUDGE: Duden

NAME OF MATTER: Offer, Mary

Location: 1291 Scott Town Road, Shady Side, MD20764

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to remove or tag all unregistered vehicles and remove all junk from the property within sixty (60) days. A fine of \$500 for each citation was suspended pending compliance, and service costs of \$60 were imposed as Judgment.

JUDGE: Duden

NAME OF MATTER: Parlett, Thomas G., Jr. and Priscilla F.

Location: 3712 Camp Letts Road, Edgewater, MD 21037

Violation: Construction of front porch renovations without the required building permit

DISPOSITION: The violation was abated prior to trial and the citations were entered *nolle prosequi*.

JUDGE: Duden

NAME OF MATTER: Phipps, Laura W.

Location: 390 Long Meadow Way, Arnold, MD 21012

Violation: Failure to comply with the approved standard grading plan for building permit B02351988 within the **Chesapeake Bay Critical Area** and for non-payment of \$500 fine

DISPOSITION: The violation was abated prior to trial and the citation was entered *nolle prosequi*.

JUDGE: Duden

NAME OF MATTER: Robinson, Allen R. and Teresa L. (EZC Injunction)

Location: 8283 Brockbridge Road, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles, outside storage without screening, no certificate of use

DISPOSITION: This matter was postponed until May 2, 2019, as the Defendant is selling the property to an adjacent property owner and the sale should be completed by that date. The adjacent property owner has been working with the County to abate violation.

JUDGE: Butcher

NAME OF MATTER: Smith, Craig

Location: 1894 Generals Highway, Annapolis, MD 21401

Violation: Use not permitted (dumpster and contractor shop and yard), junk and no certificate of use

DISPOSITION: Defendant's request for a postponement was granted prior to trial. The matter was reset to June 6, 2019.

JUDGE: N/A

NAME OF MATTER: Smith, Caitlin and Helmbright, Daniel B.

Location: 5246 Patrick Henry Drive, Baltimore MD

Violation: Outside storage of unregistered vehicles

DISPOSITION: Prior to court, the violation was abated and the County entered the citations as *nolle prosequi*.

JUDGE: N/A

NAME OF MATTER: Smuck, Stanley J. (EGC)

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 April 4, 2019, as Defendant had responded to the County's grading permit comments just prior to court.

JUDGE: Butcher

NAME OF MATTER: Thomas, James D. and Walker-Thomas, Michelle A.

Location: 7213 Forest Ave., Hanover MD 21076

Violation: Operating a commercial kennel on property zoned R1

DISPOSITION: The violation was abated and the County requested the matter be dismissed

JUDGE: Butcher

NAME OF MATTER: Varner, Gilbert A.

Location: 249 Riverside Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicle

DISPOSITION: The Defendant failed to appear and a Default Judgment was entered against him ordering a fine of \$1,000 fine plus \$45 in service costs (for a total of \$1,045), and allowing thirty (30) days to abate the violation.

JUDGE: Duden

NAME OF MATTER: Vogt, Jared A. and Prince, James E.

Location: 8438 Maryland Road, Pasadena, MD 21122

Violation: Alteration of a structure into a semi-detached dwelling

DISPOSITION: The parties entered into a Consent Judgment wherein Defendants are to cease operation of a multifamily/semi-detached/duplex dwelling or any dwelling other than a single family dwelling within sixty (60) days and shall convert the dwelling back to a single family dwelling, such conversion to be done pursuant to a duly issued building permit. Service costs of \$100 were entered as Judgment against both Defendants. The fine of \$2,000 was suspended pending compliance with the Consent Judgment.

JUDGE: Butcher

NAME OF MATTER: Wagner, James R. & Kimberly (Injunction)

Location: 7672 Water Oak Point Rd., Pasadena, MD 21122

Violation: Contempt – Construction of an attached 2-story garage, installation of a 6' tall fence, subpanel, and 500 gal. septic tank in the **Chesapeake Bay Critical Area** under expired permits and without final inspections

DISPOSITION: The violations were abated and previous fines paid, so the County requested the case be dismissed

JUDGE: Butcher

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 April 4, 2019. The Defendant plans to remove and/or tag the remaining unregistered vehicles and junk and apply for a certificate of use.

JUDGE: Butcher

NAME OF MATTER: Wilson, Robert F.

Location: 3417 Hazelwood Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The violation was abated prior to trial and the citations were entered *nolle prosequi*.

JUDGE: Duden

NAME OF MATTER: **Wilson, William and Patricia ats. AACo.**

Location: 53 Hill Road, Severna Park, MD 21146

Violation: Contempt – Construction of garage with living area without required building permit

DISPOSITION: This matter was postponed to June 6, 2019. The Defendant has revised plans to submit to the County and is working on getting a sewer and water connection.

JUDGE: Butcher