

CODE ENFORCEMENT LITIGATION REPORT
MAY 2021

NAME OF MATTER: Biddinger, Conrad R., Jr. and Patricia M.

Location: 7560 Solley Road, Glen Burnie, MD 21060

Violation: Erecting a 40'x46' structure on the property that has a non-conforming use without first obtaining a special exception

DISPOSITION: Court granted Defendant's Motion to Postpone prior to trial. The hearing is reset to October 7, 2021.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Blackwell, Audrey and Morgan, Romeo (Injunction)

Location: Main Street (tax #1000-0911-9105), Galesville, MD 20765

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: Consent Order entered. Defendants to pay a civil penalty of \$2,000, plus \$55 in service costs (to be paid out of appeal bond held by Court). Defendants agree that items stored on the property shall be used in legally authorized construction in accordance with the Order, or shall be removed within the timelines in the Order, and the property shall be kept free from the same. Items stored in association with any pending building permits can remain so long as defendants pursue the building permits. If the building permits are denied, the items shall be removed within six months of the order or within thirty days of the denial of the permits, whichever is later. Defendants may renovate the food truck trailer on the property, provided it is made operable by June 1, 2020. If the food truck trailer is not operable, it shall be removed by June 2, 2021. All vehicles on the property shall display valid plates and stickers. Defendants shall cease use of the property for storage of a portable storage container, unless a permit is issued for the same. Defendants shall diligently pursue all permits. Use of the property shall be allowed in a C1 zone.

JUDGE: Robert Thompson

ATTORNEY: KPK

NAME OF MATTER: Cat's Paws, LLC (Injunction)

Location: 6708 & 6712 Fort Smallwood Road, Baltimore, MD 21226

Violation: Large volume of junk, unregistered vehicles, and shipping containers.

DISPOSITION: The case was dismissed as the property was sold.

JUDGE: McKenna

ATTORNEY: CGR

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NAME OF MATTER: Chilcoat, Patricia (Deceased) and Rodriguez-Chilcoat, Amie P.

Location: 1705 Vineyard Trail, Annapolis, MD 21401

Violation: Construction of a deck without the required building permit

DISPOSITION: The parties filed a Joint Postponement Request to allow the County time to review Defendant's renewed variance application. The hearing is reset to September 2, 2021.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Dennis, Quintin M. and Rosa C. (Injunction)

Location: 1494 Columbia Beach Road, Shady Side, MD 20764

Zoning Violation: Outside storage of unregistered vehicles, oversized vehicles and junk; use not permitted; prohibited use

Location: 1494 Columbia Beach Road, Shady Side MD 20764

Grading Violation: Cleanup of property since Grading Permit requirement would be prohibitive for the violation.

DISPOSITION: The case was dismissed prior to court as the violation has been abated.

JUDGE: N/A

ATTORNEY: CGR

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

DISPOSITION: The case was postponed prior to trial to allow time for the abatement efforts to proceed.

JUDGE: N/A

ATTORNEY: CGR

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NAME OF MATTER: Myers, Richard W.

Location: 109 Maryland Avenue, Pasadena, MD 21122

Violation: Storage of unregistered/untagged or inoperable vehicles (including trailers); storage of junk and debris

DISPOSITION: The parties filed a Joint Motion to Postpone to allow Defendant time to abate the violation. The motion was granted prior to trial.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: OSHA, LLC

Location: 21 Ritchie Highway, Pasadena, MD 21122

Violation: Expansion of floor area without a special exception more than 10 vehicles

DISPOSITION: The parties agreed to postpone the matter to allow time for the special exception, variance, and re-zoning applications to be completed and reviewed. The case is reset to October 7, 2021.

JUDGE: Butcher

ATTORNEY: LKT

NAME OF MATTER: Reeder, Joe P.

Location: 411 Wirth Road, Glen Burnie, MD 21061

Violation: Outside storage of junk and unregistered vehicles; no certificate of use

DISPOSITION: The Defendant requested a postponement in order to obtain counsel. The Court granted request. The case is reset to September 2, 2021.

JUDGE: Shuger

ATTORNEY: CGR

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NAME OF MATTER: Roberson, Magaly E. (EBC)

Location: 201 Evergreen Road, Severna Park, MD 21146

Violation: Non-Compliance of Building Permit No. B02337138

DISPOSITION: The County requested a postponement due to the inspector being unavailable and the Court granted the request. The case is reset to October 7, 2021.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Rosenberg, Lon A. and Jean M.

Location: 151 East Bay View Drive, Annapolis, MD 21403

Violation: Grading/clearing in the buffer without the required permit

DISPOSITION: Prior to trial, Defendant's attorney filed a Motion for Postponement and the Court granted the Motion. The case is reset to June 22, 2021.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Stevens, Albert W. and Betty G.

Location: 79 W. Central Avenue, Edgewater, MD 21037

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

DISPOSITION: The parties agreed to postpone the matter to allow Defendants time to complete abatement. The case is reset to August 17, 2021.

JUDGE: Butcher

ATTORNEY: LKT

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NAME OF MATTER: Thompson, George

Location: 10 Wells Avenue, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on May 4, 2021. Defendant failed to appear and a Default Judgment was entered ordering the Defendant to abate the violation within thirty days of the date of the Judgment by removing all inoperable/unregistered vehicles from the subject property. If the Defendant fails to abate the violation within the thirty days, the County may abate it at the Defendant's expense. A fine of \$1,000.00 was entered for the violation, plus service costs of \$50.00 (for a total amount of \$1,050.00).

JUDGE: Duden

ATTORNEY: EMR

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: The case was postponed at the County's request as the inspector was unavailable for court.

JUDGE: Shuger

ATTORNEY: CGR