

CODE ENFORCEMENT LITIGATION REPORT
JULY 2022

NAME OF MATTER: Bain, Bruce L.

Location: 8457 New Cut Road, Severn, MD 21144

Violation: Grading without a permit and stormwater management plan

DISPOSITION: The parties requested a joint postponement because the Defendant applied for the necessary permit(s) on July 18, 2022 which is currently under County review. The Court granted the postponement request. The parties requested a new date in October 2022, but still waiting on new hearing date to be issued by the court.

JUDGE: Miller

ATTORNEY: EMR

NAME OF MATTER: Bate, Patricia A. and Paetz, Edeltraud (deceased)

Location: 203 Kennedy Drive, Severna Park, MD 21146

Violation: Operating an unauthorized business in an R5 zoned district without a zoning certificate of use

DISPOSITION: The defendants abated the violation prior to trial and the County dismissed the show cause.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Carr, Riley

Location: 6070 Shady Side Road, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles, commercial vehicle and junk

DISPOSITION: Defendant failed to appear and a default Judgment was entered ordering the Defendant to abate the violations on the subject property within thirty days of the date of the Judgment by removing all unregistered/inoperable vehicles, removing all junk, removing all oversized vehicles, and ceasing use of a second dwelling on the property. If Defendant fails to remove the violations within the thirty days, then the County may abate the violations at the Defendant's expense. A fine of \$4,000.00 was entered against the Defendant, plus service costs of \$50.00.

JUDGE: McKenna

ATTORNEY: EMR

CODE ENFORCEMENT LITIGATION REPORT
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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 injunction was dismissed as the violation has been abated.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Fuqua-Trott, Shannon

Location: 1512 Cedarhurst Road, Shady Side, MD 20764

Violation: Construction of a deck addition without the required building permit

DISPOSITION: The parties requested a joint postponement because the Defendant applied for the necessary permit on July 15, 2022 which is currently under County review. The Court granted the postponement request. The parties requested a new date in September 2022, but still waiting on new hearing date to be issued by the court.

JUDGE: Miller

ATTORNEY: EMR

NAME OF MATTER: Hubley, Mark and Mende, Susan

Location: 936 Fiorenza Drive, Lothian, MD 20711

Violation: No Certificate of Use (Wolf Creek Equine - veterinary clinic)

DISPOSITION: The parties agreed to postpone the matter to allow Defendant time to pursue site development and obtain the certificate of use. The case is reset to December 1, 2022.

JUDGE: N/A

ATTORNEY: LKT

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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 Defendant appeared and the parties entered into a consent judgment in which Defendant agreed to repair and maintain the pool in a sanitary condition within fourteen days. Defendant agreed to pay a fine of \$250 along with service costs of \$50 for a total judgment of \$300.

JUDGE: Pryal

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 Board of Appeals to hear the appeal of the Hearing Officer's decision. The Court reset the matter to December 1, 2022.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Pinkney, Antoinette (Injunction)

Location: "O"Argyle Ave., Pasadena MD 21122

Violations: Development without an approved stormwater management plan; grading and clearing in the Chesapeake Bay Critical Area buffer without a permit.

DISPOSITION: A Consent Judgment was entered ordering the Defendant to apply for all grading permits and stormwater management plans within thirty days of the date of the Judgments to abate the violations, and thereafter diligently pursue completion of all permits and plans. A fine of \$10,000 was imposed, with \$5,000 suspended, and Defendant was ordered to pay the remaining fine of \$5,000.00 and costs of \$106.50 within thirty days.

JUDGE: McKenna

ATTORNEY: CGR

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NAME OF MATTER: Purvis, Michelle

Location: 1369 Becknel Avenue, Odenton, MD 21113
Violation: Outside storage of unregistered vehicles

DISPOSITION: The County sought a postponement due to unexpected unavailability of the County's witness/inspector. The Court granted the postponement, and waiting on a new reset date.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: R&GP2, LLC

Location: 1335 Dorsey Road, Hanover MD 21076
Violation: Unsafe Structure and Open to Casual Entry

DISPOSITION: Consent Judgment entered ordering the Defendant to secure structure within three days, and to apply for necessary permits (demo and grading) and obtain the necessary grading inspection within sixty days and thereafter diligently pursue completion of all permits. Defendant was ordered to pay costs of \$50.00.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Seward, James C. and Barbara A. (Theresa Nicklow)

Location: 3498 Old Annapolis Road, Laurel, MD 20724
Violation: Accumulation of rubbish/garbage

DISPOSITION: Joint postponement request granted. Property sold at tax sale. Waiting for sale to be ratified.

JUDGE: McKenna

ATTORNEY: ANH

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NAME OF MATTER: Smith, Brian J.

Location: 99 Creek View Court, Pasadena, MD 21122

Violation: Accumulation of rubbish/garbage

DISPOSITION: Defendant failed to appear and a default Judgment of Constructive Civil Contempt was entered ordering the Defendant to abate the violation within thirty days of the date of the Judgment by removing all rubbish and waste from the subject property. If Defendant fails to abate the violation within the thirty days, the County may abate it at the Defendant's expense. A fine of \$250.00 was entered for Defendant's contempt, plus service costs of \$50.00.

JUDGE: Mulieri

ATTORNEY: EMR

NAME OF MATTER: SPAH, LLC (Garage)

Location: 175 Mayo Road, Edgewater, MD 21037

Violation: Construction of a garage/accessory structure without the required building permit

DISPOSITION: The parties agreed to vacate the original Default Judgment entered on November 4, 2021, dismiss the contempt action, and enter a Consent Judgment requiring the Defendant to respond to all comment letters issued by the County relating to the building permit within thirty days of the date of the Judgment, and thereafter diligently pursue completion of the permit. A fine of \$1,125.00 was suspended pending compliance.

JUDGE: Mosley

ATTORNEY: EMR