

**Code Enforcement Litigation Report  
August 2018**

**NAME OF MATTER:** Ali, Zahid I.

Location: 47 Glendale Avenue, Glen Burnie, MD 21061

Violation: Using land as a junkyard or for disposal of solid waste

**DISPOSITION:** A Consent Judgment was entered. The Defendant agreed to remove all junk and solid waste within 60 days. If the Defendant fails to do so, the County is authorized to enter the property to do so. A fine of \$125.00 was suspended pending Defendant's compliance with the Consent Judgment. Service costs of \$45.00 was entered as Judgment against Defendant in favor of the County.

**JUDGE:** Wilcox

**NAME OF MATTER:** Brillon, Joseph A., Jr. and Marino, Katherine

Location: 408 Old Riverside Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

**DISPOSITION:** Citations were entered *nolle prosequi* at the request of the Department, as the violations were abated.

**JUDGE:** Wilcox

**NAME OF MATTER:** Brokopp, Casandra M.

Location: Quiet Waters Park

Violation: Animals running at large

**DISPOSITION:** Due to scheduling conflicts, this case was postponed prior to court at the request of the County. The new hearing date is September 4, 2018.

**JUDGE:** N/A

**NAME OF MATTER:** Carroll, Suzanne

Location: 313 Magothy Road, Severna Park, MD 21146

Violation: Construction of a fence over 6 ft. in height on property located in the **Chesapeake Bay Critical Area** without a permit

**DISPOSITION:** This matter was postponed in order to allow the County additional time to effect service on the Defendant. The hearing has been reset to October 25, 2018.

**JUDGE:** N/A

**NAME OF MATTER: Castro, Isaias and Ortiz, Gustavo**

Location: 2611 Evergreen Road, Odenton, MD 21113

Violation: Contempt – Unauthorized construction of four (4) accessory structures (horse barn w/second story; an enclosed structure w/open porch and bar area; a round pavilion, and a footbridge spanning a watercourse) - without any building or trade permit(s); and unauthorized grading affecting an area of approximately 50,000 square feet of land and placement of mechanical stabilization - also without a grading permit or approved stormwater management plan

**DISPOSITION:** This case was postponed prior to court at the request of both parties because the Defendant's counsel was not available on August 2, 2018. The new review hearing date is September 6, 2018.

**JUDGE:** N/A

**NAME OF MATTER: Curtis, Denise S.**

Location: 206 11th Street, Pasadena, MD 21122

Violation: Outside storage of unregistered Vehicle

**DISPOSITION:** Due to scheduling conflicts, this case was postponed prior to court at the request of the County. The new hearing date is September 4, 2018.

**JUDGE:** N/A

**NAME OF MATTER: Giron, Evelio Guerra**

Location: 932 1st Street, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

**DISPOSITION:** Citations were entered *nolle prosequi* at the request of the Department, as the violations were abated.

**JUDGE:** Wilcox

**NAME OF MATTER: Gunther, Mark D. (EGC)**

Location: 7443 Shipley Avenue, Harmans, MD 21077

Violation: Contempt – Unauthorized grading, filling, earth disturbance, removal of vegetation and depositing of debris

**DISPOSITION:** A Consent Judgment was entered on August 14, 2018. Under the terms of the Consent Judgment, the Defendant agreed to purge the contempt by:

1. Removing and properly disposing of all solid waste from the subject property; and
2. Removing all inoperable, wrecked, partially dismantled or destroyed motor vehicles or motor vehicles not displaying current registration plates and a validation sticker from the subject property; and
3. Removing all unpermitted fill material from the site and returning the entire site to the grade that existed prior to landfill activities under a permit issued by the County and under the supervision of the Anne Arundel County Department of Inspections and Permits; and
4. Obtaining all required permits to perform this work, by applying for any and all appropriate stormwater management plans, grading permits, reforestation/afforestation agreements, or buffer management plans, and diligently pursuing all permits required by responding to and/or complying with any conditions, comments, instructions and directives required to obtain permits pursuant to the terms of this Judgment within thirty (30) days from the date of any comment letters that may be issued from Anne Arundel County; and
5. Pursuing completion of all permit(s), once issued, by requesting, obtaining and passing all required inspections, and calling for a final inspection within fourteen (14) business days of the completion of all work under the applicable permit(s), and complying with all directives of the Department to pass any such required inspections; and
6. Beginning all work by July 13, 2018 (within three weeks of June 21, 2018), and completing all work by December 31, 2018 (within six months of June 21, 2018); and
7. Paying the previously ordered civil penalty of \$10,000.00 to Anne Arundel County, Maryland.

If the Defendant fails to take these actions, the County is authorized to enter the property and take actions to abate the violations at Defendant's expense.

**JUDGE:** S. McCormack

**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:** This case was set for a review hearing. The Defendant has made progress on abating the violations. The parties agreed to re-set the next review for November 1, 2018.

**JUDGE:** Wilcox

**NAME OF MATTER: Hoy, Martin L., et al.**

Location: 41494 Governor's Bridge Road, Davidsonville, MD 21035

Violation: Outside storage of unregistered vehicles, junk, and an oversized vehicle, contractor's yard in Residential Area, no certificate of use

**DISPOSITION:** Due to scheduling conflicts, this case was postponed prior to court at the request of the County. The new hearing date is January 3, 2019.

**JUDGE:** N/A

**NAME OF MATTER: Hudson, Sylvester**

Location: 254 Pertch Road, Severna Park, MD 21146

Violation: Outside storage of unregistered Vehicle

**DISPOSITION:** Due to scheduling conflicts, this case was postponed prior to court at the request of the County. The new hearing date is October 2, 2018.

**JUDGE:** N/A

**NAME OF MATTER: Jackson, Gerry V. (and George)**

Location: 229 Ash Lane, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The violation was abated prior to court, so the County filed a Line of Dismissal.

**JUDGE:** N/A

**NAME OF MATTER: Kreutzberg, Thomas J., III**

Location: 3675 Seventh Avenue, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant failed to appear. An *ex parte* Judgment of Contempt was entered ordering Defendant to abate the violation within thirty (30) days by tagging or removing all unregistered vehicles from the property. Defendant was also ordered to pay the previously imposed fine of \$125.00 and an additional fine of \$500.00, along with service costs of \$50.00 (for a total of \$675.00). The Judgment also provided for County abatement at Defendant's cost.

**JUDGE:** McKenna

**NAME OF MATTER:** Marcoon, Stuart E. & Lisa A.

Location: 609 Cape McKinsey Drive, Severna Park, MD 21146

Violation: Permit Required – Repairs to a deck and new stairs in the **Chesapeake Bay Critical Area**

**DISPOSITION:** The citations were entered *nolle prosequi* at the request of the Department as the Defendants abated the violation prior to court.

**JUDGE:** Wilcox

**NAME OF MATTER:** Perrigoy, Gerald B. & Lisa M.

Location: 649 New Jersey Avenue, NE, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicle

**DISPOSITION:** The citation against Gerald Perrigoy was entered *nolle prosequi* at the request of the Department, as he is deceased. Due to scheduling conflicts, the citation against Lisa Perrigoy was postponed until September 4, 2018.

**JUDGE:** Wilcox

**NAME OF MATTER:** Samadnejad, Mohsen (a.k.a. Brooklyn Park Gas, Inc.)

Location: 5502 Ritchie Highway, Baltimore, MD 21225

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

**DISPOSITION:** The citation was entered *nolle prosequi* at request of Department as the violation was abated prior to court.

**JUDGE:** Wilcox

**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 reset for review on October 25, 2018 to allow Defendant time to obtain their grading permit.

**JUDGE:** McKenna

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

Location: 101 Kuethe Drive, Annapolis, MD 21403

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** The Defendant appeared with counsel. Judge Wilcox ordered that Defendant be incarcerated until such time that the property is abated or substantial progress has been made, for a period not to exceed sixty (60) days. The Defendant was ordered to pay the previously suspended fine of \$125.00, and a fine of \$1,000.00 was suspended for thirty (30) days pending compliance with the Order. The Inspector will be notified when abatement or substantial progress is made to re-inspect the property, and at such time a hearing will be requested for Defendant's release from commitment.

**JUDGE:** Wilcox

**NAME OF MATTER: Steinlein, Alice E.**

Location: 1505 Booker Rd., Shady Side, MD 20764

Violation: Outside storage of unregistered Vehicle

**DISPOSITION:** Due to scheduling conflicts, this case was postponed prior to court at the request of the County. The new hearing date is September 4, 2018.

**JUDGE:** N/A

**NAME OF MATTER: Vetter, Stephen, et al.**

Location: 357 Sherwood Trail, Annapolis, MD 21401

Violation: Construction of a deck and steps without a building permit in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Due to scheduling conflicts, this case was postponed prior to court at the request of the County. The new hearing date is January 3, 2019.

**JUDGE:** N/A

**NAME OF MATTER:** White, Joseph B., III

Location: 4500 Belle Grove Road, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Defendant failed to appear in court. A Default Judgment was entered which ordered Defendant to remove or tag all unregistered vehicles at the subject property within thirty (30) days. A fine of \$1,000.00 and service costs of \$50.00 were imposed as Judgment (for a total of \$1,050.00).

**JUDGE:** Wilcox