

**Code Enforcement Litigation Report  
February 2019**

**NAME OF MATTER:** Alvis, Charles D.

Location: 7810 Renshaw Road, Pasadena, MD 21122

Violation: Unsafe structure; outside storage of unregistered vehicles and junk

**DISPOSITION:** The Defendant failed to appear and the Court entered a Judgment requiring him to obtain a demolition permit within 30 days to raze the unsafe structure. Defendant was also ordered to remove or register all unregistered vehicles and remove all junk from the property within 30 days. A fine of \$1,625 was imposed as Judgment as well as \$50 in service costs (for a total of \$1,675).

**JUDGE:** McKenna

**NAME OF MATTER:** AMJ Realty, LLC

Location: 7926 Solley Road, Glen Burnie, MD 21060

Violation: Outside storage of junk; operating an unauthorized scrap recovery business in a W1-zoned district; no certificate of use

**DISPOSITION:** The County postponed this matter in order to allow more time to effect service on the Defendant.

**JUDGE:** McKenna

**NAME OF MATTER:** Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 and vacant parcel identified as tax map 9, block 19, parcel 0516, tax ID#4000-0462-1500, on Queenstown Road adjacent to 736 Queenstown Road

Violations: Contempt – (1) Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building: construction of shed, deck, fence (over 6 ft.), gazebo, pavilion and garage without building permits; and (3) Grading: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

**DISPOSITION:** Prior to court, Defendants were granted a variance and are now awaiting issuance of a grading permit. The next review hearing is set for April 4, 2019.

**JUDGE:** McKenna

**NAME OF MATTER: Bibb, Paula J.**

Location: 228 Sunset Drive, Glen Burnie, MD 21060  
Violation: Outside storage of junk and unregistered vehicles

**DISPOSITION:** Defendant failed to appear and the Court entered a Judgment which requires Defendant to remove or register all unregistered vehicles and remove all junk from the property within 30 days. A fine of \$3,000 was imposed as Judgment, as well as \$52.60 in service costs (for a total of \$3,052.60).

**JUDGE:** McKenna

**NAME OF MATTER: Broseker, Betty**

Location: 430 Church Street, Baltimore, MD 21225  
Violation: Accumulation of trash and rubbish

**DISPOSITION:** Defendant signed a Consent Judgment ordering her to remove all trash and rubbish within 30 days and to pay service costs of \$45. Sometime before February 22, 2019, the violation was abated.

**JUDGE:** Reilly

**NAME OF MATTER: Bruce, Jr., Paul S. and Brown, Leslie**

Location: 118 Lake Shore Drive, Pasadena MD  
Violation: Outside storage of unregistered vehicles, junk, oversized vehicles, portable storage containers, and a mobile home outside licensed trailer park

**DISPOSITION:** Prior to court, all parties agreed to a postponement to allow Defendants to retain an attorney. The new hearing date will be May 2, 2019.

**JUDGE:** N/A

**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 agreed to postpone the matter until March 7, 2019 to allow Defendant time to finish the grading permit.

**JUDGE:** McKenna

**NAME OF MATTER: Carroll, Suzanne A. and McCann, Kevin D.**

Location: 8260 Riverside Drive, Pasadena MD21122

Violation: Construction of an accessory structure (shed) without the required building permit in the **Chesapeake Bay Critical Area**

**DISPOSITION:** In error, the Clerk's Office accepted payment of the citations and closed the cases. The County plans to file an injunction against Defendants for abatement of the violations.

**JUDGE:** N/A

**NAME OF MATTER: Chenault, Christopher A. and Barbara A.**

Location: 1594 Native Dancer Court, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendants agreed to remove or tag all unregistered vehicles on the property within 30 days. A fine of \$1,000 each was suspended pending compliance and service costs of \$150 were imposed as Judgment.

**JUDGE:** McKenna

**NAME OF MATTER: Chisholm, Thomas**

Location: 8375 Beachwood Park Road, Pasadena, MD 21122

Violation: Contempt - Construction of shed without the required building permit

**DISPOSITION:** Defendant requested a postponement to obtain counsel and for additional time to abate the violation. The County did not oppose this request. The case is reset to August 22, 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:** Defendants advised they registered the last remaining unregistered vehicle right before court. The matter was postponed to March 7, 2019 so an inspector can verify abatement of the violation.

**JUDGE:** McKenna

**NAME OF MATTER:** **Conner, Craig A. and Debra L.**

Location: 6120 Leitch Lane, Tracys Landing, MD 20779  
Violation: Non-Compliance of building permit B02252918

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

**JUDGE:** McKenna

**NAME OF MATTER:** **Cook, Phillip A.**

Location: 5110 Holly Drive, West River, MD 20778  
Violation: Non-Compliance of expired building permit No. B02320978

**DISPOSITION:** The Defendant filed for bankruptcy prior to the hearing and the case was stayed pending the outcome of the bankruptcy case.

**JUDGE:** Reilly

**NAME OF MATTER:** **Do, Tien Minh and Tran, Randall**

Location: 1460 Washington Avenue, Severn, MD 21144  
Violation: Contempt – Interior renovations under expired permit (B02317944);  
construction of dormer under expired permit (B02317944)

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendants agreed to diligently pursue and complete the building permit for the interior renovations within 30 days. Defendants are required to pay the previously imposed fine of \$500 and an additional fine of \$500 was suspended pending compliance.

**JUDGE:** Butcher

**NAME OF MATTER:** **Do, Tien Minh and Tran, Randall**

Location: 1460 Washington Avenue, Severn, MD 21144  
Violation: Contempt – Construction of a shed under an expired permit (B02349307)

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendants agreed to diligently pursue and complete the building permit for the shed within 30 days. Defendants are required to pay the previously imposed

fine of \$500 and an additional fine of \$500 was suspended pending compliance.

**JUDGE:** Butcher

**NAME OF MATTER: Edgewater Road, LLC**

Location: 377 Edgewater Road, Pasadena, MD 21122

Violation: Two dwellings on a single lot

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

**JUDGE:** McKenna

**NAME OF MATTER: Falls, Kevin A. & Charles S., & Wilson, Valerie**

Location: 7885 Sellner Road., Jessup MD 20794

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

**DISPOSITION:** Prior to court, Defendants were granted a postponement, as two of the Defendants have recently passed away and the third had just retained counsel. The remaining Defendant is trying to abate the violation and sell the property. The new hearing date is June 6, 2019.

**JUDGE:** N/A

**NAME OF MATTER: Foster, Joseph and Virginia, et al.**

Location: 419 Sudbury Road, Linthicum, MD 21090

Violation: Outside storage of junk

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

**JUDGE:** Reilly

**NAME OF MATTER: Freeland, Floyd L. and Susan A.; and Grzybowski's Truck and Equipment Repair Service, LLC**

Location: 1322 Mt. Zion Marlboro Road, Lothian, MD 20711

Violation: No certificate of use; use not permitted, outside storage of oversized vehicles, inoperable and unregistered vehicles

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

**JUDGE:** McKenna

**NAME OF MATTER: Geisler, Clara**

Location: 5108 Kramme Avenue, Baltimore, MD 21225

Violation: Failure to store usable materials in an orderly manner

**DISPOSITION:** Prior to court, the Defendant abated the violation and the County dismissed the case.

**JUDGE:** McKenna

**NAME OF MATTER: Gilmore, Samantha A. & Walter E., III**

Location: 217 S. Old Mill Bottom Rd., Annapolis, MD 21409

Violation: Construction of an accessory structure without a valid permit

**DISPOSITION:** The violation was abated prior to court, so the County entered the citations as *nolle prosequi*.

**JUDGE:** N/A

**NAME OF MATTER: Haefner, Henry and Marie**

Location: 8482 Arbutus Road, Pasadena, MD 21122

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

**DISPOSITION:** The Defendants were ordered to remove an unregistered vehicle and the junk and debris within 60 days. If they fail to do so, the County is authorized to enter the property and abate the violation at Defendants' expense. A review hearing has been set for May 2, 2019.

**JUDGE:** McKenna

**NAME OF MATTER: Hannam, Ann F. & David R.**

Location: 306 Poplar Ave., Edgewater, MD 21037

Violation: Use not permitted; outside storage of unregistered vehicles; no certificate of use; prohibited use

**DISPOSITION:** Prior to court, the Defendants abated the violation and entered into a Consent Judgment agreeing to use the residentially-zoned property only

as permitted. Service costs in the amount of \$25 were entered as Judgment.

**JUDGE:** N/A

**NAME OF MATTER: Johnson, Michael**

Location: 344 Forest Beach Road, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant was ordered to remove all unregistered vehicles within 90 days and the court suspended the \$4,000 fine. A review hearing is set for May 2, 2019.

**JUDGE:** McKenna

**NAME OF MATTER: Kennedy, Jean E.**

Location: 936 Genine Court, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicle

**DISPOSITION:** The violation was abated prior to court, so the County dismissed its case.

**JUDGE:** Reilly

**NAME OF MATTER: King, Susan D.**

Location: 301 Oakwood Road, Edgewater, MD 21037

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 30 days. A fine of \$1,000 was suspended pending compliance and service costs of \$60 were imposed as Judgment.

**JUDGE:** Reilly

**NAME OF MATTER: Kolinsky, John R.**

Location: 3929 Cove Road, Edgewater, MD 21037

Violation: Outside storage of oversized vehicle

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendant agreed to apply for a non-conforming use within 60 days to legalize the storage

of an oversized vehicle at the subject property. If the Defendant is unable to obtain a non-conforming use, Defendant agreed to remove all oversized vehicles within 30 days of any denial. A fine of \$500 was suspended pending compliance, and service costs of \$45 were imposed as Judgment.

**JUDGE:** Reilly

**NAME OF MATTER: Larrimore, Thayer A., Trustee**

Location: 1555 Widows Mite Road, Edgewater, MD 21037

Violation: Unsafe structure open to casual entry

**DISPOSITION:** Prior to court, the property was sold to a new owner. The case against the Larrimore Trust was dismissed.

**JUDGE:** N/A

**NAME OF MATTER: Leitch, Russell S., Jr., et al. (Injunction)**

Location: 3169 Solomon's Island Road, Edgewater, MD 21037

Violation: Grading in excess of 5,000 s.f. without a permit; development without an approved stormwater management plan

**DISPOSITION:** Prior to court, Defendant was granted a postponement until April 4, 2019 in order to abate the violations.

**JUDGE:** N/A

**NAME OF MATTER: Mason, Garland**

Location: 7966 Citadel Drive, Severn, MD 21144

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Defendant entered into a Consent Judgment giving him 60 days to remove all unregistered vehicles and junk and to pay service costs of \$100. If the violation has not been abated within 60 days, the court will impose an automatic fine of \$2,000.

**JUDGE:** Butcher



**NAME OF MATTER: Maynard, Michael J.**

Location: 325 Creswell Road, Severna Park, MD 21146  
Violation: Portable storage containers on property (sea container)

**DISPOSITION:** Prior to court, the violation was abated and the County dismissed its case.

**JUDGE:** N/A

**NAME OF MATTER: O & O Investment, LLC**

Location: 1166 Patuxent Road, Odenton, MD 21113  
Violation: Construction of interior and exterior renovations without the required building permit

**DISPOSITION:** Defendant failed to appear and a Judgment was entered that requires Defendant to apply for a building permit within 30 days. A second Judgment was entered finding Defendant guilty of engaging in unlawful construction over a Stop Work Order. A total fine in the amount of \$1,500 was imposed as Judgment along with \$60 in service costs (for a total of \$1,560).

**JUDGE:** Reilly

**NAME OF MATTER: Redding, Lindy M. and Anita H., Trustees**

Location: 203 Minta Court, Linthicum Heights, MD 21090  
Violation: Non-compliance with permit for electrical work related to interior renovations

**DISPOSITION:** The violation was abated prior to court, so the County dismissed the case.

**JUDGE:** Butcher

**NAME OF MATTER: Ridenour, John**

Location: 121 West 1st Avenue, Glen Burnie, MD 20161  
Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The violation was abated prior to court and the County requested that the Petition for Contempt be dismissed.

**JUDGE:** Butcher

**NAME OF MATTER: Schmidt, Raymond J.**

Location: 314 Piney Point Rd., Pasadena MD 21122

Violation: Unsafe structure in the **Chesapeake Bay Critical Area**; open to casual entry

**DISPOSITION:** Prior to court, Defendant abated the violation and the County dismissed its case.

**JUDGE:** N/A

**NAME OF MATTER: Smith, Craig**

Location: 1894 Generals Highway, Annapolis, MD 21401

Violation: Use not permitted (dumpster and contractor shop and yard without a certificate of use); outside storage of junk

**DISPOSITION:** This matter was postponed to March 7, 2019 by consent of the parties. Defendant is in the process of abating the violation.

**JUDGE:** McKenna

**NAME OF MATTER: Veal, Roxanne E., Trustee**

Location: 1308 Washington Ave., Annapolis MD 21403

Violation: Entire front yard of property was paved, which is over the allowable lot coverage in the **Chesapeake Bay Critical Area**

**DISPOSITION:** The violation was abated prior to court and the case was dismissed.

**JUDGE:** N/A

**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:** At the request of Defendant's counsel, who was just retained and was out of town, the matter was postponed until March 7, 2019.

**JUDGE:** McKenna

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

Location: 4500 Belle Grove Road, Baltimore, MD 21225

Violation: Outside accumulation of rubbish/garbage

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

**JUDGE:** McKenna

**NAME OF MATTER:** Wong, Sherwood and Wesley

Location: 8044 Fort Smallwood Road, Baltimore, MD 21226

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The violation was abated prior to court and the case was dismissed.

**JUDGE:** N/A