

**Code Enforcement Litigation Report
October 2019**

NAME OF MATTER: 2708 Mountain, LLC (EHC)

Location: 2708 Mountain Road, Pasadena, MD 21122
Violation: Accumulation of rubbish/garbage on property

DISPOSITION: Defendant was served via service on the Maryland State Department of Assessments and Taxation on August 27, 2019. Pursuant to Maryland Rule 3-307, Defendant has 60 days after being served to file a notice of intention to defend. Therefore, this matter was postponed to November 7, 2019, a date after the 60-day time period.

JUDGE: McKenna

NAME OF MATTER: Allen, Nancy (EHC)

Location: 456 Riverside Drive, Pasadena, MD 21122
Violation: Accumulation of rubbish/garbage on property

DISPOSITION: Defendant abated the violation prior to the court date. A default Judgment was entered ordering the Defendant to pay a fine of \$125.00 for the violation.

JUDGE: McKenna

NAME OF MATTER: Bailey, Kelly F. and Wayne K.

Location: 205 Audrey Ave., Baltimore, MD 21225
Violation: Construction of a carport with an expired permit.

DISPOSITION: Defendants were granted a postponement until December 3, 2019 to allow time to demolish the carport. They are working with the Department of Inspections and Permits and have active permit.

JUDGE: Robinson

NAME OF MATTER: Barber, Susan

Location: 2810 Fennel Road, Edgewater MD 21037
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant was granted a postponement until December 3, 2018 since her attorney just entered his appearance.

JUDGE: Robinson

NAME OF MATTER: Bibb, Paula

Location: 228 Sunset Drive, Glen Burnie, MD 21060

Violation: Failure to maintain exterior property in a clean and sanitary condition; failure to maintain exterior property free of rubbish or garbage

DISPOSITION: Defendant failed to appear in court. Two default Judgments were entered against the Defendant ordering her to abate the violations within 15 days of the date of the Judgments by removing and keeping the subject property free from rubbish and garbage, and by maintaining and keeping the subject property in a clean and sanitary condition. Defendant shall pay a fine of \$250.00 for the violations on each Judgment and \$45.00 for service costs (for a total amount of \$545.00).

JUDGE: Robinson

NAME OF MATTER: Bontempo, Robert, Jr. and Rebecca (EZC)

Location: 1007 Carrs Road, Annapolis, MD 21403

Violation: Operation of a multiple family dwelling without the required certificate of use

DISPOSITION: A joint postponement request was made prior to court, as Defendants have pending filings with the Office of Planning and Zoning and need a wet season perc. The case was reset to April 7, 2020.

JUDGE: N/A

NAME OF MATTER: Carpenter, Lisa

Location: 1622 Riverdale Drive, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court date. The citation was *nolle prossed*.

JUDGE: Robinson

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: Defendants were granted a postponement in order to obtain counsel and subpoena witnesses. The matter was resent to January 2, 2020.

JUDGE: McKenna

NAME OF MATTER: Carter, LLC

Location: 8250 Caters Lane, Millersville, MD 21108

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

DISPOSITION: Due to the unavailability of its witness, the County requested a postponement prior to court, which was granted. The case was reset to January 2, 2020.

JUDGE: N/A

NAME OF MATTER: Chase, Irvin and Wendy

Location: 6414 Washington Avenue, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants abated the violation and paid the citation fine prior to the court date. The County requested that the Court mark the matter as paid and satisfied.

JUDGE: Robinson

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: Defendants were granted a postponement in order to continue pursuing building permits. The matter was resent to February 6, 2020.

JUDGE: McKenna

NAME OF MATTER: Cook, Natasha T. & Stephen A. Jr. (Injunction)

Location: 7612 Franklin Avenue, Severn, MD 21144

Violation: Construction of 2nd floor addition and side addition without a valid building permit

DISPOSITION: Defendants were granted a postponement prior to court. The case was reset to November 7, 2019.

JUDGE: N/A

NAME OF MATTER: Craig, Claudia D.

Location: 326 Forest Beach Road, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles and oversized vehicles

DISPOSITION: The violations were abated prior to the court hearing and the County dismissed both contempt matters in open court.

JUDGE: Spencer

NAME OF MATTER: Curry, Donald

Location: 639 Cadbury Drive, Odenton, MD 21113

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant prepaid the citation fine prior to the court date. The Court closed the case and removed it from the docket.

JUDGE: Robinson

NAME OF MATTER: Daugherty, Jean H., II

Location: 1735 Ridgely Road, Edgewater, MD 21037

Violation: Contempt – construction of garage without the required building permit

DISPOSITION: Defendant failed to appear in court. A default Judgment of Constructive Civil Contempt was entered, ordering the Defendant, within 30 days, to apply for a permit to either legalize or remove the garage from the subject property and to diligently pursue completion of the permit(s), to pay a fine of \$1,000.00 for his contempt of court, and to pay a fine of \$50.00 for service costs (for a total of \$1,050.00). Should the Defendant fail to adhere to the timelines set forth in the Judgment, the County may abate the violation at the Defendant's expense.

JUDGE: Spencer

NAME OF MATTER: Day, Raymond

Location: 44 Hill Road, Severna Park MD

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: The violation was abated prior to court, so the County *nolle prossed* the citation.

JUDGE: Robinson

NAME OF MATTER: Dean-Boxall, Sharon

Location: 1303 Hillcrest Rd., Glen Burnie MD 21061

Violation: Two principal structures on one lot, the two structures consist of a duplex dwelling and a semi-detached dwelling

DISPOSITION: Prior to court, Defendant was granted a postponement to January 2, 2020.

JUDGE: N/A

NAME OF MATTER: Devadoss, Joseph and Natalya

Location: 308 Kyle Road, Crownsville, MD 21032

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

DISPOSITION: Defendants are making progress on abating the violations. This matter was postponed to January 2, 2020.

JUDGE: McKenna

NAME OF MATTER: Dicus, Jr., Gilbert A.

Location: 501 Wills Lane, Glen Burnie MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment and agreed to abate the violation and pay \$45.00 in service costs within 30 days. A fine of \$500 was suspended pending compliance with the Consent Judgment.

JUDGE: Robinson

NAME OF MATTER: Dougherty, Donald

Location: 237 Old Magothy Bridge Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violation within 30 days of the date of the Judgment by removing all unregistered and/or inoperable vehicles from the subject property. If Defendant fails to abate the violation within the time period, the County may abate the violation at the Defendant's expense. Defendant

shall pay a fine of \$62.50 for the violation and \$45.00 for service costs (for a total of \$107.50).

JUDGE: Robinson

NAME OF MATTER: Doyle, Jim

Location: 1202 Triton Beach Road, Edgewater, MD 21037

Violation: Permitting an animal to be at large in a park

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered against Defendant ordering him to pay a fine of \$200.00 within 15 days of the date of the Judgment.

JUDGE: Robinson

NAME OF MATTER: Forgacs, Brian and Marsha

Location: 216 Daffodil Road, Glen Burnie, MD 21060

Violation: Construction of a shed greater than 64 square feet without the required building permit

DISPOSITION: Consent Judgments were entered with both Defendants ordering them to abate the violation by diligently pursuing completion of the permit for the shed within 60 days of the date of the Judgments. Should the Defendants fail to comply within the time limitations outlined in the Judgments, Defendant must remove the shed from the subject property. If Defendants fail to comply with the time limitations and fail to remove the shed, the County is permitted to abate the violation at Defendants' expense. Defendant Marsha Forgacs shall pay a fine of \$500.00 for the violations, and both Defendants shall pay \$60.00, jointly and severally, for service costs (for a total amount of \$560.00). A review hearing is scheduled for December 3, 2019.

JUDGE: Robinson

NAME OF MATTER: Frazier, Connie (Brewis, Robert)

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122

Violation: Contempt – Storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

DISPOSITION: A review hearing occurred, and Defendant is making progress on abating the violations. The next review hearing is set for December 5, 2019.

JUDGE: McKenna

NAME OF MATTER: Garner, Robert and Christina

Location: 302 Riverdale Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles

DISPOSITION: Consent Judgments were entered with each Defendant. Within 30 days from the date of the Judgments, the Defendants shall abate the violation by removing all unregistered and/or inoperable vehicles from the subject property. If Defendants fail to abate the violation within the time period, the County is permitted to abate the violation at Defendants' expense. Each Defendant shall pay a fine of \$125.00 for the violation, and a fine of \$60.00, jointly and severally, for service costs (for a total of \$310.00).

JUDGE: Robinson

NAME OF MATTER: Granados, Velasquez and Zacarias

Location: 748 Nabbs Creek Road, Glen Burnie MD 21060

Violation: Operating an unauthorized contractors yard in a RLD zoned district; outside storage of oversized vehicle.

DISPOSITION: Defendants abated the violations prior to court and the County *nolle prossed* the citations.

JUDGE: Robinson

NAME OF MATTER: Hall, Gerald L., Carlos S. and Roland A. (Injunction)

Location: 400 Magothy Bridge Rd., Pasadena MD 21122

Violation: Filling stream bed with boulder and dirt to create a bridge in the **Chesapeake Bay Critical Area** without the required grading permit.

DISPOSITION: Defendants were granted a postponement in order to obtain an attorney. The matter was reset to December 5, 2019.

JUDGE: McKenna

NAME OF MATTER: Han, Hae Y. and Sang K. (Injunction)

Locations: 346 Hunner Road, Pasadena, MD 21122

Violation: Multi-dwelling (4 units) located on property zoned R1

DISPOSITION: A joint postponement was granted prior to court, as the parties are awaiting an Opinion from the Circuit Court.

JUDGE: N/A

NAME OF MATTER: Johnson, Julie A.

Location: 513 Ridgely Avenue, Annapolis, Maryland 21401

Violation: Contempt – Outside storage of junk and debris

DISPOSITION: The violation was abated prior to court and the contempt action was dismissed by the County. The County consented to Defendant's motion to vacate the citation judgment, and *nolle prossed* the citation.

JUDGE: McKenna

NAME OF MATTER: Kennedy, Kelly and Blair (and Keydash Design Group Build)

Location: 339 Dun Robbin Drive, Severna Park, MD 21146

Violation: Construction of an addition without the required building permit

DISPOSITION: The citations against Defendant Kelly Kennedy and Defendant Keydash Design Build, LLC were *nolle prossed*. Defendant Blair Kennedy entered into two Consent Judgments ordering him to apply for and diligently pursue completion of a permit for the construction of the sunroom, including responding to all comment letters and obtaining trade permits, if required. If Defendant fails to comply with the time limitations set forth in the Judgments, then Defendant shall remove the sunroom from the subject property. If Defendant fails to obtain all necessary permits within the time limitations and fails to remove the sunroom, then the County is permitted to abate the violation at Defendant's expense. Defendant shall pay \$1,500.00 for the violations and \$60.00 for service costs (for a total of \$1,560.00).

JUDGE: Robinson

NAME OF MATTER: Kidd, Jeri

Location: 23 Stone Drive, Pasadena MD 21122

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

DISPOSITION: Defendant was granted a postponement prior to court. The matter was reset to December 3, 2019.

JUDGE: N/A

NAME OF MATTER: LaGrange, Alexander and Anderson, Jacqueline

Location: 7760 Glen Avenue, Pasadena MD

Violation: Outside storage of a shipping container in a residential district.

DISPOSITION: Defendants were granted a postponement in order to attempt to register their sea container as a 20-year registered use. The case was reset to December 3, 2019.

JUDGE: Robinson

NAME OF MATTER: McCracken, Christine

Location: 703 Seagrove Road, Glen Burnie MD 21060

Violation: Outside storage of unregistered vehicles and commercial grading equipment on an R5 zoned lot

DISPOSITION: The unregistered vehicles violation was abated prior to court, so the County *nolle prossed* that citation. As for the commercial equipment citation, the parties entered into a Consent Judgment allowing 60 days to abate the violation and suspending a fine of \$125.00 pending compliance with the Judgment.

JUDGE: Robinson

NAME OF MATTER: Meadows, Catherine M.

Location: 1215 Riverside Drive, Baltimore, MD 21226

Violation: Failure to maintain the exterior property free from accumulation of rubbish and garbage

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violation within 30 days of the date of the Judgment by removing and keeping the subject property free from rubbish and garbage. Defendant shall pay a fine of \$62.50 for the violation and \$45.00 for service costs (for a total of \$107.50).

JUDGE: Robinson

NAME OF MATTER: Parrish, Murrell, Jr. (EBC)

Location: 7957 Elizabeth Road, Pasadena, MD 21122

Violation: Contempt – Construction of a deck and shed without permits

DISPOSITION: Prior to court, the Defendant obtained his permit. He intends to complete the deck in the spring and the permit is valid through May 14, 2020. The matter was postponed until June 4, 2020 so Defendant can complete the permit.

JUDGE: McKenna

NAME OF MATTER: Quintana, Pedro J. and Gladys

Location: 3601 Fontron Drive, Edgewater MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear in court. Judgments on Affidavit were entered ordering a fine of \$125.00 each to be paid within three (3) days, 30 days to abate the violation, and \$45.00 in service costs (for a total of \$295.00).

JUDGE: Robinson

NAME OF MATTER: Revell, Norton A. & Doris C. (Injunction)

Location: 5738 Belle Grove Road, Brooklyn Park, MD 21225

Violation: Failure to maintain stormwater management practice; diligent repair/capping of abandoned ground connector in the **Chesapeake Bay Critical Area**

DISPOSITION: Prior to court, the parties dismissed the case on stipulated terms and the hearing scheduled for October 3, 2019 was cancelled.

JUDGE: N/A

NAME OF MATTER: Safak, Samettin

Location: 6013 Ritchie Highway, Baltimore, MD 21225

Violation: Contempt – Construction of a new tenant space without an approved building permit (Lopez Auto Service)

DISPOSITION: Defendant failed to appear in court and an Order of Civil Contempt was issued. The Defendant must pay the previous fine of \$525.00, a new fine of \$1,000.00, and an additional \$50.00 in service costs (for a total of \$1,575.00) within 30 days. Defendant is also ordered to diligently pursue the required permits and obtain a certificate of use for the tenants within 30 days.

JUDGE: Spencer

NAME OF MATTER: Schafer, Erle

Location: 210 Crain Highway South, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant prepaid the citation fine prior to the court date. The Court closed the case and removed it from the docket.

JUDGE: Robinson

NAME OF MATTER: Shubert, Michael T. and Myers, Lynn

Location: 138 Oakwood Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants abated the violation prior to the court date. The citations were therefore *nolle prossed*.

JUDGE: Robinson

NAME OF MATTER: Smith, Harry J. and Bozek, John X., III

Location: 7302 Green Acres Drive, Glen Burnie, MD 21060

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

DISPOSITION: Four Consent Judgments were entered with the Defendants ordering them to abate the grading violations by diligently pursuing all directives, permits, plans, and agreements, as necessary, within 30 days of the date of the Judgments, including responding to all conditions, comments, and directives, and obtaining all required inspections. A \$1,000.00 fine on each Judgment was suspended pending compliance. A review hearing is scheduled for December 3, 2019.

JUDGE: Robinson

NAME OF MATTER: Smuck, Stanley J. (EGC) (D-07-CV-16-001613)

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 November 7, 2019 so that Defendant can submit a permit application. If Defendant fails to do so, the matter will go forward on November , 2019.

JUDGE: McKenna

NAME OF MATTER: Stivers, William, Sr., and Stivers, William, Jr.

Location: 1300 Damascus Street, Odenton MD

Violation: Outside storage of unregistered vehicles; use of land partially or principally as a junkyard or for the storage of solid waste

DISPOSITION: Defendants failed to appear in court. Two Judgments on Affidavit were entered against each Defendant requiring 30 days within which to abate the violations and 30 days to pay a fine of \$250.00. Service costs in the amount of \$90.00 were ordered to be paid jointly and severally (for a grand total of \$1,090.00).

JUDGE: Robinson

NAME OF MATTER: Talbott, Francis B., III

Location: 931 Lower Pindell Road, Lothian, MD 20711

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment ordering the Defendant to abate the violation within 30 days of the of the Judgment by removing all inoperable and/or unregistered vehicles. If the Defendant fails to abate the violation within the time period, the County is permitted to abate the violation at Defendants' expense. A fine of \$1,000.00 is suspended pending compliance, and a judgment of \$45.00 for service costs was entered.

JUDGE: Robinson

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 December 5, 2019. Defendant is to either revise the building permit for what has been constructed onsite, and follow through with that permit, or convert the illegal garage area into storage as shown on the permit. Otherwise, the matter will go forward on that date.

JUDGE: McKenna

NAME OF MATTER: Wolfe, Jas M. and Beverly A.

Location: 1992 Goose Neck Road, Pasadena, MD 21122

Violation: Contempt – Construction of a shed greater than 64 square feet without the required building permit

DISPOSITION: A Consent Judgment of Constructive Civil Contempt was entered ordering the Defendants to purge the contempt by removing the illegally constructed shed from the subject property within 60 days of the date of the Judgment. Should the Defendant fail to remove the shed within the time limitation, the County may abate the violation at Defendants' expense. Defendants shall pay a fine of \$570.00 for the violation and contempt, and \$50.00 for service costs (for a total of \$620.00).

JUDGE: McKenna