

CODE ENFORCEMENT LITIGATION REPORT  
NOVEMBER 2021

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

Location: 7810 Renshaw Road, Pasadena, MD 21122

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

**DISPOSITION:** This matter appeared in court on November 5, 2021. Defendant failed to appear and a default Second Judgment of Constructive Civil Contempt was entered ordering the Defendant to apply for a permit within thirty days of the date of the Judgment to either repair or demolish the unsafe structure on the subject property and thereafter diligently pursue completion of the permit. If the Defendant fails to comply with the timelines set forth in the Judgment, then the County may abate the violation at the Defendant's expense. Defendant was ordered to pay a fine of \$500.00 for his contempt of court, plus service costs of \$100.00 (for a total amount of \$600.00).

**JUDGE: Mosley**

**ATTORNEY: EMR**

**NAME OF MATTER: Bishop, Hubert G.**

Location: 1737 Saint Margarets Road, Annapolis, MD 21409

Violations: Contempt - Unauthorized grading in the Chesapeake Bay Critical Area; Unauthorized construction - No Permits

**DISPOSITION:** The County dismissed the contempt action, keeping the underlying judgment in place.

**JUDGE: Mosley**

**ATTORNEY: LKT**

**NAME OF MATTER: Daniel, Carter and Jessica (INJUNCTION)**

Location: 1699 Sinclair Road, Crownsville, MD 21032

Violation: Above ground pool and shed greater than 64 square feet without a permit. Stop work order issued.

**DISPOSITION:** The parties sought a joint postponement request to allow the Defendant additional time to abate the violations by completing the permits. The Court granted the postponement request and reset this matter to March 22, 2022.

**JUDGE: Mosley**

**ATTORNEY: CGR**

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NOVEMBER 2021

**NAME OF MATTER:** Divo, LLP

Location: 2824 Solomons Island Road, Edgewater, MD 21037

Violation: Building permit is required for new tenant (Marty's Bag Works); electrical permit is required for the installation of new electrical work

**DISPOSITION:** The parties agreed to postpone the matter prior to Court to allow the County time to review the certificate of occupancy permit application. The case is reset to January 11, 2022.

**JUDGE:** N/A

**ATTORNEY:** LKT

**NAME OF MATTER:** Fiber Optic Construction, LLC

Location: 546A Arundel Avenue, Glen Burnie, MD 21061

Violation: Grading permit and approved stormwater management plan required for grading in excess of 5,000 sq. ft.

**DISPOSITION:** This matter appeared in court on November 4, 2021. Defendant had to obtain a new engineer who is now close to submitting a new site development plan relating to the violations. The parties requested a joint postponement in order to allow the engineer additional time to submit the necessary plans and other documents. The Court granted the postponement and reset the matter to December 7, 2021.

**JUDGE:** Mosley

**ATTORNEY:** EMR

**NAME OF MATTER:** Hamer, James E.

Location: 8453 Bussenius Road, Pasadena MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Court postponed the matter at the County's request as the matter remains in bankruptcy proceedings. The case is reset to June 14, 2022.

**JUDGE:** Robinson

**ATTORNEY:** CGR

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**NAME OF MATTER: Laperch, William M. (INJUNCTION)**

Location: 289 Bay Front Road, Deale MD 20751

Violation: Outside storage of vehicles or equipment, stockpiling, processing, and sale of natural wood, mulch, and firewood, and use not specifically allowed.

**DISPOSITION:** A Consent Judgment was entered ordering the Defendant to apply for the necessary permits and approvals for the business and use of the property within ninety days. If the approvals are denied, or the defendant fails to apply within ninety days, then the Defendant shall cease all unpermitted or unapproved uses or businesses on the property within sixty days. The Defendant was ordered to pay service costs of \$50.00, and a fine of \$3,000.00 was suspended.

**JUDGE: Asti**

**ATTORNEY: CGR**

**NAME OF MATTER: Lutov, Andrea (formerly named Wiebking, Jeffrey)**

Location: 3900 Patuxent River Road, Davidsonville, MD 21035

Violation: Unregistered vehicles / Trash and debris / Junkyard, commercial vehicle in RA zone; Illegal recyclables recovery/junk/scrap yard; Portable storage containers in residential zone; Unfinished addition - inspections required

**DISPOSITION:** This matter appeared in court on November 4, 2021. A Consent Judgment was entered ordering the Defendants to abate the zoning violations within twelve months of the date of the Judgment by removing all junk, unregistered/inoperable vehicles, and oversized vehicles from the subject property. If the Defendants fail to abate the zoning violations within the twelve months, then the County may abate the zoning violations at the Defendants' expense. With respect to the building and grading violations, the parties sought a joint postponement to allow the Defendants time to obtain the necessary permits and finalize their plans. The Court granted the postponement request and reset the hearing to May 5, 2022 to address the building and grading violations. Defendants were ordered to pay a fine of \$300.00 each for the violations, plus service costs of \$50.00 joint and several (for a total amount of \$650.00). A fine of \$2,700.00 against each Defendant was suspended pending compliance.

**JUDGE: Hammond**

**ATTORNEY: EMR**

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NOVEMBER 2021

**NAME OF MATTER: Manns Management Services, Inc. (EBC)**

Location: 7501 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Unsafe structure and unsafe pier

**DISPOSITION:** The parties agreed to postpone the matter to allow Defendants time to submit the remaining permits. The case is reset to February 3, 2022.

**JUDGE: Mosley**

**ATTORNEY: LKT**

**NAME OF MATTER: MGSR, LLC**

Location: 7346 Furnace Branch Road, Glen Burnie, MD 21060

Violation: Construction of an addition without the required building permit

**DISPOSITION:** The parties sought a joint postponement request to allow the Defendant additional time to respond to the issued comment letter and finalize the permit. The Court granted the postponement request and reset this matter to March 10, 2022.

**JUDGE: Hammond**

**ATTORNEY: CGR**

**NAME OF MATTER: Newton, Alice and Wayne**

Address: 8071 Long Hill Road, Pasadena MD 21122

Violation: Unauthorized clearing, cutting, removal of woody vegetation, and placement of an unauthorized structure resulting in the disturbance of over 6,000 square feet in a platted Forest Conservation Easement. Stop work order issued.

**DISPOSITION:** Stipulation of dismissal filed by parties ahead of scheduled court date. Defendant has fully abated the violations.

**JUDGE: N/A**

**ATTORNEY: KPK**

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**NAME OF MATTER: Redman Properties, LLC**

Location: 8239 Baltimore-Annapolis Boulevard, Pasadena, MD 21122

Violation: Construction/placement of an accessory structure (trailer) without the required building permit;  
Construction of an accessory structure over 64 square feet

**DISPOSITION:** The parties agreed to postpone the matter to April 5, 2022 to allow Defendant time to abate the violation and finalize the building permits.

**JUDGE: Hammond**

**ATTORNEY: LKT**

**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 parties agreed that since the fence in question is only five inches into the right-of-way that the Defendant could keep the fence where it is located as long as she agreed to pay a re-inspection fee of \$40.00, call for a final inspection, and that the County would not be liable for any future damage of the fence. The County dismissed the case.

**JUDGE: Mosley**

**ATTORNEY: LKT**

**NAME OF MATTER: Scherer, Ying and Shaffner, Danny and Norma (Injunction)**

Location: 4214 4th Street, Baltimore, MD 21225

Violation: Parking, storage, collection, accumulation or abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle or any vehicle (including motor vehicles, boats or trailers) that does not display all information required by law, including a current registration plate and validation sticker.

**DISPOSITION:** The injunction was dismissed as the Defendant abated the violation prior to court.

**JUDGE: Mosely**

**ATTORNEY: CGR**

CODE ENFORCEMENT LITIGATION REPORT  
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**NAME OF MATTER:** Seip, II, Walter L. and Branford, Margaret

Location: 1307 Wickell Road, Odenton MD

Violation: Unregistered Vehicle

**DISPOSITION:** The injunction was dismissed prior to the trial date as the Defendant abated the violation prior to court.

**JUDGE:** N/A

**ATTORNEY:** CGR

**NAME OF MATTER:** Sewell, Stacey L. and Medley, Derrick (Injunction)

Location: 714 Cooper Road, Glen Burnie, MD 21060

Violation: Parking, storage, collection, accumulation or abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle or any vehicle (including motor vehicles, boats or trailers) that does not display all information required by law, including a current registration plate and validation sticker; and the use of land for the disposal of junk including construction materials, pallets, and junk; also, the parking of a vehicle with a manufacturer's gross vehicle weight rating of more than ten thousand pounds in a residentially zoned or developed lot.

**DISPOSITION:** A Consent Judgment was entered ordering the Defendants to apply for the necessary permits and approvals for the storage of oversized vehicles within sixty days. If the approvals are denied, or the defendants fail to apply within sixty days, then the Defendants shall remove any oversized vehicles from the property within sixty days. If the Defendants fail to abate the violation within sixty days, then the County may abate it at the Defendants' expense. The Defendants were ordered to pay service costs of \$65.00 each, and a fine of \$1,000.00 each was suspended.

**JUDGE:** Hammond

**ATTORNEY:** CGR

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**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:** Matter postponed by consent to January 6, 2022. Defendant submitted response to permit comment letter on November 3<sup>rd</sup>, 2022, so Defendant is awaiting County response.

**JUDGE: N/A**

**ATTORNEY: KPK**

**NAME OF MATTER: SPAH, LLC (fence)**

Location: 175 Mayo Road, Edgewater, MD 21037

Violation: Construction of a fence barrier over 6 feet without the required building permit, and  
Construction of a garage/accessory structure without the required building permit

**DISPOSITION:** This matter appeared in court on November 4, 2021. Defendant failed to appear and a default Judgment was entered ordering the Defendant to apply for a building permit for the illegal construction (garage and fence) within thirty days of the date of the Judgment and thereafter diligently pursue issuance and completion of the permit. If the Defendant fails to legalize the construction in accordance with the timelines set forth in the Judgment, then the Defendant shall obtain a demolition permit to remove the illegal construction. If the Defendant fails to comply with the Judgment, then the County may abate the violations at the Defendant's expense. A fine of \$1,125.00 for the violations was entered against the Defendant.

**JUDGE: Mosley**

**ATTORNEY: EMR**

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**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:** This matter appeared in court on November 4, 2021. Defendant failed to appear and a default Judgment was entered ordering the Defendant to apply for a building permit for the illegal construction (garage and fence) within thirty days of the date of the Judgment and thereafter diligently pursue issuance and completion of the permit. If the Defendant fails to legalize the construction in accordance with the timelines set forth in the Judgment, then the Defendant shall obtain a demolition permit to remove the illegal construction. If the Defendant fails to comply with the Judgment, then the County may abate the violations at the Defendant's expense. A fine of \$1,125.00 for the violations was entered against the Defendant.

**JUDGE: Mosley**

**ATTORNEY: EMR**

**NAME OF MATTER: White, Thomas E. - Injunction**

Location: 8433 Garland Road, Pasadena, MD 21122

Violation: Shipping container

**DISPOSITION:** This matter appeared in court on November 4, 2021. The 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 shipping containers from the subject property. If the Defendant fails to abate the violation within the thirty days, then the County may abate it at the Defendant's expense. Defendant was ordered to pay a fine of \$1,000.00, plus service costs of \$50.00 (for a total amount of \$1,050.00).

**JUDGE: Mosley**

**ATTORNEY: EMR**