

CODE ENFORCEMENT LITIGATION REPORT
JUNE 2022

NAME OF MATTER: Bee's Nest, LLC

Location: 0 Severn Road, Severna Park, MD 21146

Violation: Construction of a deck and fence without the required building permit

DISPOSITION: Defendant failed to appear and default Judgments were entered ordering the Defendant to revise the permit plans for the illegal deck and fence to address all outstanding issues preventing issuance of the permit, and to thereafter diligently pursue issuance and completion of the permit. If Defendant fails to comply with the timeline set forth in the Judgments, then the Defendant shall remove the illegal construction from the subject property. If Defendant fails to legalize or remove the illegal construction pursuant to the Judgments, then the County may remove the illegal construction at the Defendant's expense. A fine of \$2,000.00 was imposed against the Defendant for the violations.

JUDGE: Shaem C.P. Spencer

ATTORNEY: EMR

NAME OF MATTER: Burnopp, William H., Sr.

Location: 1136 Dicus Mill Road, Millersville, MD 21108

Violation: Operation of a commercial business without a zoning certificate of use; use not permitted

DISPOSITION: Defendant failed to appear and a default Judgment was entered ordering the Defendant to abate the violations within thirty days of the date of the Judgment by ceasing use of the subject property for a trucking company and/or business and by ceasing all use of the subject property for the operation of a contractor's yard. A fine of \$2,000.00 was imposed for the violations, plus \$29.40 for service costs.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: BWI Business Park, LLC and (Pioneer Contracting Co., Inc.)

Violation Address: 1221 Wilson Rd., Glen Burnie MD 21060

Violations: Grading without a grading permit; grading without approved stormwater management plan.

DISPOSITION: The Court postponed the matter prior to the trial date at the Defendant's request to allow the Defendant additional time to abate violation. The Defendant has been working with the County diligently to resolve violations.

JUDGE: N/A

ATTORNEY: CGR

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NAME OF MATTER: Chilcoat, Patricia (Deceased) and Rodriguez-Chilcoat, Amie P.

Location: 1705 Vineyard Trail, Annapolis, MD 21401

Violation: Construction of a deck without the required building permit

DISPOSITION: The parties agreed to postpone the matter to allow Defendant time to revise the building permit in accordance with the variance decision.

JUDGE: N/A

ATTORNEY: LKT

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: This case was postponed prior to trial to allow abatement through administrative processes to continue.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Dockery, James and Barbara (Injunction)

Location: 7835 Tick Neck Road, Pasadena MD 21122

Violation: Outside storage of unregistered vehicle and container

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

JUDGE: Butcher

ATTORNEY: CGR

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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 to allow Defendant time to finalize the permit.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Dorsey, John A.

Location: 300 Fiddlers Hill Road, Edgewater, MD 21037

Violation: Grading without a permit; development without an approved stormwater management plan in the Chesapeake Bay Critical Area

DISPOSITION: The parties agreed to postpone the matter to allow Defendant additional time to finalize the permit. The case is reset to October 6, 2022.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Hamer, James E.

Location: 8453 Bussenius Road, Pasadena MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear in court, 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 unregistered/inoperable vehicles from the subject property.

JUDGE: Spencer

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT
JUNE 2022

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: The parties sought a joint postponement prior to court to allow additional time for the Board of Appeals to rule on the Defendants' pending application to correct the violation.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Latney, Anthony K. and Wanda F.

Location: 3397 Horsehead South, Laurel, MD 20724

Violation: Accumulation of rubbish/garbage

DISPOSITION: A Consent Judgment of Constructive Civil Contempt was entered ordering Defendant Anthony Latney to abate the violation within thirty days of the date of the Judgment by removing all rubbish/waste 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 Wanda Latney was dismissed from the case as she no longer resides at the subject property. A fine of \$250.00 was suspended pending compliance, but service costs of \$75.00 were imposed.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Marshall, Richard T. and Wendy A.

Location: 6164 Drum Point Road, Deale, MD 20751

Violation: Permit required for grading and sediment controls; development without an approved stormwater management plan; and construction of an accessory structure, shed and deck without the required permits

DISPOSITION: The parties agreed to postpone the matter to allow Defendant time to file for a special exception and finalize the remaining permits.

JUDGE: N/A

ATTORNEY: LKT

CODE ENFORCEMENT LITIGATION REPORT
JUNE 2022

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 Court postponed the matter at the Defendant's request prior to the hearing date to allow the defendant time to complete the permits.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Miski, Ahmad (INJUNCTION)

Location: 141 Winchester Road, Annapolis MD 21409 ***Critical Area & Waterfront***

Violation: Construction of a new pergola, deck, addition and water access stairs without a grading permit in the Chesapeake Bay Critical Area

DISPOSITION: The parties requested a joint postponement to allow Defendant additional time to revise the grading and building permits as necessary to address all violations, including submitting all required plans, and to perform the work under the permits. The Court granted the postponement request and reset the hearing to October 6, 2022.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Murphy, Stewart and Dorothy

Location: 124 Main Avenue, SW, Glen Burnie, MD 21061

Violation: Improper storage of usable materials; rodent harborage; Accumulation of rubbish/garbage; Disposal of garbage

DISPOSITION: The Defendants failed to appear and a default Judgment of Constructive Civil Contempt was entered ordering the Defendants to abate the violations within thirty days of the date of the Judgment by storing and keeping useable material in an orderly manner, exterminating rodent harborage and taking precautions to prevent re-infestation, removing all rubbish and waste, and disposing of garbage in a clean and sanitary manner. If the Defendants fail to abate the violations within the thirty days, then the County may abate them at the Defendants' expense. A fine of \$500.00 was entered against the Defendants for the contempt, plus \$100.00 for service costs.

JUDGE: Duden

ATTORNEY: EMR

CODE ENFORCEMENT LITIGATION REPORT
JUNE 2022

NAME OF MATTER: O&O Investments, LLC RA Diego Fernando Burneo (Injunction)

Location: 1166 Patuxent Road, Odenton MD 21113

Violation: Outside storage of unregistered vehicles, Prohibited Use of Property, and Use not permitted

DISPOSITION: Case dismissed as the Department of Inspections and Permits received information that the property has been sold.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Reeder, Joe

Location: 1226 Wilson Road, Glen Burnie MD 21061

Violation: Unregistered Vehicles

DISPOSITION: The Court postponed the matter at the Defendant's request prior to court as the Defendant's attorney was unavailable for court.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Rousselle, Reid A. - Building/Grading

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060

Violations: Contempt - Unauthorized historical construction without permits; unauthorized grading without permits

DISPOSITION: The property was sold and violations abated prior to trial. The County filed a Line of Voluntary Dismissal.

JUDGE: N/A

ATTORNEY: LKT

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NAME OF MATTER: Shore Restorations, LLC

Locations: 20 Shore Walk Road, Riva, MD 21401

Violations: Failure to comply with the approved grading permit; and, creating a source of erosion or off site sediment deposition.

DISPOSITION: Case postponed at the County's request as the service was insufficient for a judgment on affidavit and the Defendant failed to appear.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: Wexler, Aaron and Elsa

Location: 5190 Meadows Farm Road, Lothian, MD 20711

Violation: Failure to comply with the approved grading permit plans

DISPOSITION: The parties agreed to postpone the matter to allow the County time to evaluate the site and the revised permit application.

JUDGE: N/A

ATTORNEY: LKT