

**Code Enforcement Litigation Report
May 2016**

NAME OF MATTER: 100 Arundel Corporation Road, LLC

Location: 100 Arundel Corporation Road, Glen Burnie, MD 21060

Violation: Grading without a permit in the **Chesapeake Bay Critical Area Buffer**

DISPOSITION: After speaking with the inspector, the matter was postponed until August 4, 2016. The Defendant has submitted plans to the County and recently received a comment letter. The Defendant is now responding to the comment letter.

JUDGE: Spencer

NAME OF MATTER: Alder, Wilmer and Dixie

Location: 8033 Clark Station Road, Severn, MD 21144

Violation: Outside storage of unregistered vehicles, junk and debris; cargo container; mobile home

DISPOSITION: Dixie Adler is deceased and she was dismissed from this action. Mr. Adler was present and signed a Consent Judgment where he has 180 days to complete the abatement on the property. A fine of \$2,000 was suspended pending the 180 days.

JUDGE: Spencer

NAME OF MATTER: Bandy, Carla and Truxon, Kenny

Location: 7646 Spencer Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: The show cause hearing was dismissed because the violation was abated.

JUDGE: Spencer

NAME OF MATTER: Belle Grove MHC LLC

Location: 21 Nann Avenue, Brooklyn Park, MD 21225

Violation: Construction of shed, addition and interior/exterior renovations without the required permit

DISPOSITION: This case was postponed to September 8, 2016 to give the Defendant time to complete the building permit.

JUDGE: Legum

NAME OF MATTER: Booze, John and Joyce, et al

Location: 1224 Lynn Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; junk and debris

DISPOSITION: This case was removed from the docket because the Defendant was not served.

JUDGE: N/A

NAME OF MATTER: Brady, Cora

Location: 941 8th Street, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; junk and debris

DISPOSITION: This case was removed from the docket prior to court.

JUDGE: N/A

NAME OF MATTER: Charron, Jack and Michelle

Location: 1717 Bayside Beach Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was entered *nolle prosequi* per the inspector, as the violations have been abated.

JUDGE: Legum

NAME OF MATTER: Dempsey, John and Dianna

Location: 4944 Elm Street, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: This matter was entered *nolle prosequi* per the inspector, as the violations have been abated.

JUDGE: Legum

NAME OF MATTER: Digirolamo, Michael

Location: 581 Rita Drive, Odenton, MD 21113

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: The Defendant was present and a Consent Judgment was ordered for each citation. Regarding #1Z35140393, a \$125.00 fine was ordered, but suspended for a period of 60 days pending abatement. Service costs of \$45.00 were ordered. For #3Z35140395, a \$125.00 fine was ordered, but suspended for a period of 60 days pending abatement. Service costs of \$45.00 were ordered. The Defendant has 30 days to abate the violation.

JUDGE: Legum

NAME OF MATTER: Goode, James and Margaret

Location: 815 Oregon Avenue, Linthicum Heights, MD 21090

Violations: Grading without a permit; no approved stormwater management plan; construction of fence without a permit; performing work out of scope of permit - no building permit revision

DISPOSITION: This matter was postponed until July 7, 2016.

JUDGE: Spencer

NAME OF MATTER: Goodwin, Judith

Location: 4703 Ritchie Highway, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: This case was entered *nolle prosequi* because the Defendant abated the violation.

JUDGE: Legum

NAME OF MATTER: Jacobs, William and Debra Poole (2)

Location: 382 Mountain Road, Pasadena, MD 21122

Violation: Storage of unregistered vehicles, junk and debris

DISPOSITION: This matter was entered *nolle prosequi* per the inspector, as the violations have been abated.

JUDGE: Legum

NAME OF MATTER: Johnson, Carol

Location: 444 Community Road, Severna Park, MD 21146
Violation: Storage of unregistered vehicles

DISPOSITION: This case was postponed to June 23, 2016

JUDGE: McKenna

NAME OF MATTER: Landry, Frances M.

Location: 8008 Quarterfield Road, Severn, MD 21144
Violation: Outside storage of unregistered vehicles, oversized vehicles, junk and debris

DISPOSITION: This case was postponed to June 23, 2016.

JUDGE: McKenna

NAME OF MATTER: Mayes, Timothy

Location: 309 Dorchester Road, Pasadena, MD 21122
Violation: Storage of shipping containers in an R2 zone

DISPOSITION: The Defendant was present in court and entered into a Consent Judgment whereby he was ordered to pay a \$125.00 fine, which was suspended for a period of 90 days pending abatement, and \$45.00 court costs. The Defendant has 30 days to abate the violation.

JUDGE: Legum

NAME OF MATTER: McLaughlin, Sheryl L.

Location: 527 Forest View Road, Linthicum, MD 21090
Violation: Storage of unregistered/untagged vehicles

DISPOSITION: The show cause hearing in this matter was dismissed by motion on April 29, 2016.

JUDGE: Legum

NAME OF MATTER: Pace-Lagana, Celena and Homes America, LLC (Injunction)

Location: 5041 Solomons Island Road, Lothian, MD 20711
Violation: Demolition and rebuild of a new single family dwelling without permit(s)

DISPOSITION: This matter was postponed until June 23, 2016. The Defendant is planning on donating the property to a church and is working on getting the settlement date. The Defendant is going to tender proof that the church is willing to accept the property within a week.

JUDGE: Spencer

NAME OF MATTER: Patch, Maryann C.

Location: 8120A Edgewater Road, Baltimore, MD 21226

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: The Defendant abated the violation and the matter was dismissed.

JUDGE: Spencer

NAME OF MATTER: Patel, Bhailal and Hemangini, et al

Locations: 1871 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 98 (Patel)
1863 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 99 (Bengough)
0000 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 104 (Patel)
1874 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 105 (Patel)

Violations: (1) Unauthorized construction of an approximate 28' x 80' addition (in two separate phases) to an existing structure between approximately 2005 and 2007 without building or trade permit(s); and (2) unauthorized ongoing grading and stockpiling activities resulting in greater than 5,000 square feet of disturbance on each of the subject properties without grading permit or stormwater management authorization(s)

DISPOSITION: This matter postponed to August 4, 2016 for Defendant to complete permits.

JUDGE: Spencer

NAME OF MATTER: Price, Andrew and Cynthia

Location: 243 Magothy Beach Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This case was entered *nolle prosequi* because the Defendant abated the violations.

JUDGE: Legum

NAME OF MATTER: Revels, Aaron & Therly

Location: 1900 Surf Circle, Pasadena, MD 21122

Violation: Construction without a permit

DISPOSITION: This matter was postponed until July 6, 2016 at 10 a.m. by Judge Ahalt. The Defendants were all present; however, they stated that they were represented by counsel, Jeremy Robinson. When the court reviewed the file, it determined that the attorney was no longer in the case because the matter was marked closed. As a result, Judge Ahalt gave the Defendants 30 more days to obtain counsel and submit the plans which they claimed were ready to be filed with the County.

JUDGE: Ahalt

NAME OF MATTER: Russell Properties, LLC

Location: 2808 Glen Isle Road, Riva, MD 21140

Violation: Construction of interior and exterior renovations without the required building permit; structure open to casual entry

DISPOSITION: The County was ready to proceed to trial on this matter. The Defendant stated that he would spend over an hour between cross and direct and the court decided that the matter should be specially set. All parties intend to meet with the Health Department to assist the Defendant in obtaining the septic permit.

JUDGE: Mosely

NAME OF MATTER: Sawhney Commercial, LLC

Location: Empire Towers, 7310 Ritchie Highway, Glen Burnie, MD 21061

Violation: Failure to maintain fire doors in stairwells (which must be self-closing and self-latching; failure to have permits or copy of permits posted on job site

DISPOSITION: This case was entered *nolle prosequi* as the Defendant abated the violations.

JUDGE: Legum

NAME OF MATTER: Sawhney Commercial, LLC (2)

Location: Empire Towers, 7310 Ritchie Highway, Glen Burnie, MD 21061

Violation: Failure to maintain fire doors in stairwells (which must be self-closing and self-latching)

DISPOSITION: This case was entered *nolle prosequi* because the Defendant abated the violation.

JUDGE: Legum

NAME OF MATTER: Smargissi, Susan S. & Samuel

Location: 1031 Shore Acres Road, Arnold, MD 21012
Violation: Construction of an addition without permits

DISPOSITION: This case was dismissed prior to court. The violation has been abated.

JUDGE: N/A

NAME OF MATTER: Smith, Joseph and Sylvia

Location: 3409 Riva Road, Davidsonville, MD 21035
Violation: Storage of junk and debris, oversized vehicle; operating a fire wood cutting logging company in a R1 residential district without a certificate of use

DISPOSITION: The County filed a Motion to Dismiss the case because the violation has been abated.

JUDGE: N/A

NAME OF MATTER: Smith, Kelly (EHC)

Location: 207 Doris Avenue, Baltimore, MD 21225
Violation: Large accumulation of trash and garbage on property

DISPOSITION: The court had failed to enter the Judgment that was signed in this matter on December 1, 2015. The court was provided a copy of the signed judgment that was entered under the companion case. A fine in the amount of \$125 was entered with an additional \$45 in costs.

JUDGE: Legum

NAME OF MATTER: Stubbins, Dianne M.

Location: 8452 Bay Drive, Pasadena, MD 21122
Violation: Outside storage of junk and debris

DISPOSITION: The Defendant entered into a Consent Judgment wherein a fine of \$1,000 was ordered, but suspended. The Defendant has 30 days to complete abatement of the violations.

JUDGE: Spencer

NAME OF MATTER: Turian, Andrew and Mark

Location: 53 Chester Circle, Glen Burnie, MD 21060
Violation: Weeded Lot

DISPOSITION: This case was removed from the docket prior to court.

JUDGE: N/A

NAME OF MATTER: Walthall, James and Joan

Location: 162 Duval Lane, Edgewater, MD 21037
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was entered *nolle prosequi* per the inspector, as the violations have been abated.

JUDGE: Legum

NAME OF MATTER: Wheatley, James, Jr.

Location: 1224 Severn Station Road, Severn, MD 21144
Violation: Outside storage of unregistered/untagged, dismantled and inoperable vehicles

DISPOSITION: A Consent Judgment was entered whereby the Defendant was ordered to abate the violation within 14 days. A fine of \$200.00 and costs of \$42.50 were ordered. The suspended fine of \$1,000 is to remain suspended pending compliance. A review hearing is set for June 23, 2016.

JUDGE: McKenna

NAME OF MATTER: Whipps, Michael

Location: 7709 Twin Oaks Road, Severn, MD 21144
Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: This matter was entered *nolle prosequi* because the violation has been abated.

JUDGE: Legum

NAME OF MATTER: Willard, Robert H. & Beverly G. (Injunction)

Location: 1226 Plauteau Place, Annapolis, MD 21409
Violation: Expiration of required building permits; construction without permits

DISPOSITION: Previously suspended fine of \$125 imposed and an additional fine of \$1,500 imposed, the full amount to be suspended pending Defendant's compliance. Matter set for review hearing on August 4, 2016, at which time the \$1,500 fine may be imposed and Defendant may be required to demolish the addition.

JUDGE: Spencer