

**Code Enforcement Litigation Report  
June 2016**

**NAME OF MATTER: Autozone Stores, LLC**

Location: 490 Ritchie Highway, Severna Park, MD 21146

Violation: Failure to maintain and/or provide documentation of sprinkler test/maintenance

**DISPOSITION:** This case was entered *nolle prosequi* because the Defendant abated the violations prior to the trial date.

**JUDGE:** Spencer

**NAME OF MATTER: Benson, Cyril Richard Edgar**

Location: 257 Hammarlee Road, Glen Burnie, MD 21060

Violation: Contempt – Unauthorized grading in the **Chesapeake Bay Critical Area** without a permit; Unauthorized construction and renovations to existing single family dwelling without building or trade permits

**DISPOSITION:** This case was removed from the docket prior to court because the Defendant has not been served.

**JUDGE:** N/A

**NAME OF MATTER: Bloom, Scott**

Location: 938 Shore Acres Road, Arnold, MD 21012

Violation: Contempt – Construction of fence without the required building permit

**DISPOSITION:** The contempt action was dismissed because the Defendant abated the violation prior to court. The underlying Judgment remains in place.

**JUDGE:** Pryal

**NAME OF MATTER: Bryce, Margaret M. and Bates, William M.**

Location: 25 Hull Avenue, Annapolis, MD 21403

Violation: Exceeding the limits of home occupation; no certificate of use; outside storage of junk; use of property as contractor shop and yard

**DISPOSITION:** A Consent Judgment was entered that gave the Defendants 14 days to abate the violations on the property. No fines were ordered.

**JUDGE:** Mosley

**NAME OF MATTER: Campbell, Courtney**

Location: 1516 Lochaber Court, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This case was entered *nolle prosequi* because the Defendant is deceased.

**JUDGE:** Spencer

**NAME OF MATTER: Carlson, Craig A.**

Location: 819 Old Herald Harbor Road, Crownsville, MD 21032

Violation: Operating a lawn care business in a RLD zoned district

**DISPOSITION:** The parties entered into a Consent Judgment whereby the Defendant is ordered to apply for a special exception within 90 days. A fine of \$125.00 and costs of \$45.00 (for a total of \$170.00) were suspended pending abatement.

**JUDGE:** Spencer

**NAME OF MATTER: Countryside Deli**

Location: 5901 Southern Maryland Blvd., Lothian, MD 20711

Violation: Failure to maintain and/or provide documentation of fire extinguishing system test/maintenance

**DISPOSITION:** The Defendant failed to appear. A Default Judgment was entered that imposed a \$125.00 fine and ordered abatement (including inspections) within 90 days.

**JUDGE:** Spencer

**NAME OF MATTER: Countryside Deli (2)**

Location: 5901 Southern Maryland Blvd., Lothian, MD 20711

Violation: Failure to maintain and/or provide documentation of fire extinguishing system test/maintenance

**DISPOSITION:** The Defendant failed to appear. A Default Judgment was entered that imposed a \$125.00 fine and ordered abatement (including inspections) within 90 days.

**JUDGE:** Spencer

**NAME OF MATTER: Dove, Scott K.**

Location: 2907 Gladnor Road, Pasadena, MD 21122  
Violation: Outside storage of unregistered vehicles and junk

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

**JUDGE:** Spencer

**NAME OF MATTER: Follot, Francois**

Location: 244 Sharptown South, Laurel, MD 20724  
Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Defendant was not present and we proceeded on an Affidavit Judgment. The fine entered was \$125 and the court costs were \$45 (for a total of \$170).

**JUDGE:** Spencer

**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:** Status report given to court on compliance with Consent Orders. Next review hearing scheduled for July 7, 2016.

**JUDGE:** Axel

**NAME OF MATTER: Greer, Eric**

Location: 7812 East Road, Pasadena, MD 2112  
Violation: Outside storage of junk and debris

**DISPOSITION:** The Show Cause in this matter was dismissed per the inspector. The violation has been abated.

**JUDGE:** Pryal

**NAME OF MATTER: High, John W. and E. C.**

Location: 204 Vernon Avenue, Glen Burnie, MD 21061

Violation: Unsafe structure open to casual entry

**DISPOSITION:** A review hearing was held on June 2, 2016. The Defendant is in compliance with the court's Order, and no changes were made to the Judgment dated March 3, 2016.

**JUDGE:** Mosley

**NAME OF MATTER: Hilterbrick, Robert and Dorothy**

Location: 1208 Crawford Drive, Glen Burnie, MD 21061

Violation: Unsafe structure open to casual entry

**DISPOSITION:** The Defendants are deceased, and the County is looking for a party to serve on their behalf. Therefore, this matter was postponed. We have been having difficulty finding a party to serve and likely will have to file a Motion for Alternative Service.

**JUDGE:** Spencer

**NAME OF MATTER: Hoe, Edward and Denise**

Location: 616 Old Stage Road, Glen Burnie, MD 21061

Violation: Operating a multi-family dwelling in a R5 zoned district without zoning approval

**DISPOSITION:** This matter was postponed until August 18, 2016. The Defendants are applying for a nonconforming use.

**JUDGE:** Spencer

**NAME OF MATTER: Hoover, Steven G. and Williams, Christine L.**

Location: 1727 River Road, Annapolis, MD 21409

Violation: Grading and construction of a paver patio within the **Chesapeake Bay Critical Area / Buffer Modification Area** without the required permits or approvals

**DISPOSITION:** The Defendants entered into a Consent Judgment that orders them to apply for a standard grading permit and variance within 30 days and to diligently pursue abatement thereafter. An \$11,000.00 fine was ordered for each Defendant totaling \$22,000.00. The fine was suspended in its entirety pending abatement.

**JUDGE:** Mosley

**NAME OF MATTER: Johnson, Carol**

Location: 444 Community Road, Severna Park, MD 21146

Violation: Contempt – Storage of unregistered vehicles

**DISPOSITION:** A Contempt Judgment was entered ordering a \$1,000.00 fine, and \$545.00 for the original Judgment (for a total of \$1,545.00). The inspector will continue to monitor this matter and will inform me if the violation is not abated.

**JUDGE:** Legum

**NAME OF MATTER: K & K Adams, Inc.**

Location: 5601 Belle Grove Road and 8 Thomas Avenue, Baltimore, MD 21225 (contiguous properties under same ownership)

Violation: Contempt – (1) Unauthorized grading in the **Chesapeake Bay Critical Area** without a grading permit or Site Development Plan; and (2) Unauthorized reconstruction and renovations to an existing accessory structure on the Thomas Avenue property without building or trade permits

**DISPOSITION:** Defendant failed to appear. Defendant found in contempt and ordered to pay previously imposed fines of \$4,000.00 and to complete permits B02312228 and G02015529 by July 31, 2016. Service costs of \$47.50 were reduced to Judgment against Defendant. Matter set for review hearing on August 4, 2016.

**JUDGE:** Axel

**NAME OF MATTER: Kaminski, Bernard, III (EBC - citation)**

Location: 907 Pulaski Avenue, Glen Burnie, MD 21060

Violation: Construction of a pier extension without an approved building permit

**DISPOSITION:** An Order was entered and the \$500.00 fine was suspended. The court set the matter in for a review hearing on September 6, 2016. If the permit is not obtained by that time, the County will ask that the fine be paid in full within 3 days of the court hearing.

**JUDGE:** Spencer

**NAME OF MATTER: Lambden, Peter (EZC)**

Location: 29 Brick Church Road, Edgewater, MD 21037

Violation: Contempt – Storage of unregistered vehicles; junk and debris; oversized vehicle; operation of commercial business in residential district; use not allowed

**DISPOSITION:** Defendant failed to appear. Defendant found in contempt and ordered to remove all unregistered vehicles, junk and solid waste and oversized vehicles within 30 days. County authorized to remove items if Defendant fails to so.

**JUDGE:** Axel

**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 matter was postponed because the Defendant has not been served.

**JUDGE:** N/A

**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 matter was postponed because the Defendant has not been served.

**JUDGE:** Legum

**NAME OF MATTER:** Lanham, Edward F., Jr.

Location: 8324 Woodland Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The violation was abated and citation entered *nolle prosequi*.

**JUDGE:** Spencer

**NAME OF MATTER:** Macey, McArthur

Location: 23 Chestnut Hill Avenue, Severna Park, MD 21146

Violation: No certificate of use; outside storage of oversized vehicle; operating a tree cutting business in an R2 zone

**DISPOSITION:** This case was removed from the docket for lack of service.

**JUDGE:** N/A

**NAME OF MATTER: MBM Investments, LLC**

Location: 7918 Solley Road, Glen Burnie, MD 21060

Violation: Contempt – Unauthorized construction of an approximate 50' x 80' accessory structure with four (4) bay doors without building or trade permit(s); unauthorized construction of an approximate 25' x 25' residential addition without building or trade permit; unauthorized construction of a shed greater than 8' x 8' without a building permit; unauthorized grading resulting in approximately 30,000 square feet of disturbance, inclusive of asphalt and gravel parking/storage areas; and stockpiled materials without a grading permit or Stormwater Management Plan authorizations

**DISPOSITION:** Matter postponed to August 4, 2016.

**JUDGE:** N/A

**NAME OF MATTER: McCrobie, Lester I.**

Location: 8917 Twin Ridge Drive, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant failed to appear and a Default Judgment was entered seeking a \$125.00 fine and \$45.00 in costs (for a total of \$170.00); both are due within 3 days of the Judgment.

**JUDGE:** Spencer

**NAME OF MATTER: Ogonowski, John and Charyl**

Location: 8305 Ventnor Road, Pasadena, MD 21122

Violation: Operating a home business (Nationwide Tree Discount Service) without first obtaining a certificate of use

**DISPOSITION:** The Defendant abated the violations prior to the trial date. This case was entered *nolle prosequi* in court.

**JUDGE:** Spencer

**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 dismissed, as the property has been donated to a church. The County has been in contact with the church, and it is aware of the violations. It is their intent to abate the violations. The church has 180 days to abate the violations, and the County will monitor the matter to ensure compliance.

**JUDGE:** Legum

**NAME OF MATTER:** Pangle, Jr., Dallas L. & Susan F.

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Parking/Storing of vehicles not properly tagged and maintenance of solid waste in the  
**Chesapeake Bay Critical Area**

**DISPOSITION:** Hearing occurred, after which Defendants were found in constructive civil contempt. Defendants ordered to pay the remaining \$500.00 of the fine imposed on March 3, 2016, plus \$23.75 in service costs (for a total of \$523.75). Defendants ordered to make steady and consistent progress to comply with the Order by removing, within 180 days, all junk and solid waste, unregistered vehicles, and oversized vehicles. Defendants to immediately cease operation of a commercial business on the subject property. Fine of \$2,000.00 imposed for Defendants' contempt of court, such amount to be reduced to judgment against Defendants on Jan. 1, 2017 or earlier if Defendants violate the Order. The fine of \$2,000.00 will not be reduced to judgment if Defendants are in full compliance by December 2, 2016. Review hearing scheduled for August 4, 2016 to monitor steady progress towards compliance.

**JUDGE:** Axel

**NAME OF MATTER:** Pesante, Vivian

Location: 1314 Hallock Drive, Odenton, MD 21113

Violation: Storage of unregistered vehicles

**DISPOSITION:** The Defendant failed to appear. A Default Judgment was entered that ordered the Defendant to pay the previously imposed fine of \$250.00, a contempt fine of \$500.00, and costs of \$47.50 (for a total of \$797.50). The Defendant has 30 days to abate the violation.

**JUDGE:** Pryal

**NAME OF MATTER:** Phipps, Harold R.

Location: 603 Ford Road, Deale, MD 20751

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** This matter was postponed prior to court.

**JUDGE:** Spencer



**NAME OF MATTER: Plummer, Richard T.**

Location: 13 Jessie Road, Harwood, MD 20776

Violations: Unauthorized construction of two (2) additions to an accessory structure (horse barn) without a building permit; unauthorized grading affecting an area of approximately 20,000 square feet of land without a grading permit or approved stormwater management plan

**DISPOSITION:** A review hearing was held. The Defendant was ordered to pay the previously suspended contempt fine of \$6,000 plus service costs of \$42.50. The Judgment dated November 5, 2015, which ordered abatement, remains in place.

**JUDGE:** Mosley

**NAME OF MATTER: Plummer, Richard T. (EZC)**

Location: 13 Jessie Road, Harwood, MD 20776

Violation: Storage of unregistered vehicles, oversized vehicles, junk and debris; operation of commercial business (excavating concrete company) in an RA zone

**DISPOSITION:** This case was removed from the docket prior to court for lack of service.

**JUDGE:** N/A

**NAME OF MATTER: Preston, Peter and Veyonna**

Location: 1132 Dicus Mill Road, Millersville, MD 21108

Violation: Outside storage of unregistered vehicles, oversized vehicles, junk, mobile home; conducting illegal business

**DISPOSITION:** A Consent Judgment was entered ordering the Defendants to abate the remaining violation within 14 days and to use the property only as permitted in an RLD District. A fine of \$250.00 for each Defendant and costs of \$78.60 (for a total of \$578.60) were suspended pending abatement.

**JUDGE:** Mosley

**NAME OF MATTER: Riordan, William and Timothy**

Location: 129 Ritchie Highway, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This case was entered *nolle prosequi* as the Defendants had abated the violation prior to the trial date.

**JUDGE:** Spencer

**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:** Matter was postponed to December 2, 2016.

**JUDGE:** Axel

**NAME OF MATTER: Sauter, Karla**

Location: 3 Carnene Drive, Pasadena, MD 21122

Violation: Construction of second story addition without the required permit

**DISPOSITION:** This matter was postponed until August 4, 2016. Defendants had the septic installed as they stated at the previous court date, and we are granting additional time to finalize the permit.

**JUDGE:** Spencer

**NAME OF MATTER: Smith, David and Marlisa**

Location: 1902 Cannon Ball Court, Odenton, MD 21113

Violation: Construction of shed greater than 64 sq. ft. without the required permit

**DISPOSITION:** A Consent Judgment was agreed to by the parties which ordered the Defendant to abate the violation by August 4, 2016. A fine of \$500.00 and costs of \$30.00 (for a total of \$530.00) were suspended pending abatement. A review hearing has been set for August 4, 2016.

**JUDGE:** Spencer

**NAME OF MATTER: Stewart, Charles**

Location: 358 Forest Beach Road, Annapolis, MD 21409

Violation: Use of land for storage of a mobile home not located in a licensed mobile home park

**DISPOSITION:** A Consent Judgment was entered providing the Defendant 120 days to abate the violation. The fine of \$500.00 was suspended pending a motion from the County requesting the fine be instituted for failure to abate. Costs of \$45 were not suspended.

**JUDGE:** Spencer

**NAME OF MATTER: Stuhmer, Michael D.**

Location: 7962 Catherine Avenue, Pasadena, MD 21122

Violation: Outside storage of oversized vehicles and junk

**DISPOSITION:** The Defendant abated the violations prior to court so this case was entered *nolle prosequi*.

**JUDGE:** Spencer

**NAME OF MATTER: Sur, Wan Sun and Eun Soo**

Location: 1203 Lorene Court, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Defendants entered into a Consent Judgment providing them 60 days to abate the violation. The fines were reduced to \$200.00 each, and they still must pay costs of \$60.00 (for a total of \$460.00).

**JUDGE:** Spencer

**NAME OF MATTER: Wheatley, James, Jr.**

Location: 1224 Severn Station Road, Severn, MD 21144

Violation: Contempt – Outside storage of unregistered/untagged, dismantled and inoperable vehicles

**DISPOSITION:** A review hearing was held. The Defendant abated the violation, so the \$1,000.00 fine will remain suspended. The Defendant will still owe the \$200.00 fine and \$42.50 costs (for a total of \$242.50) that were previously imposed on May 26, 2016.

**JUDGE:** Pryal

**NAME OF MATTER: Williams, Ronald and Betty**

Location: 7909 Oak Point Court, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles, oversized vehicles, junk and debris

**DISPOSITION:** This case was removed from the docket prior to court for lack of service.

**JUDGE:** N/A