

**Code Enforcement Litigation Report  
March 2017**

**NAME OF MATTER:** 766 Route 3 North, LLC

Location: 766 Route 3 North Lane, Gambrills, MD 21054

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

**DISPOSITION:** A Consent Judgment was entered that ordered the Defendant to pay a fine of \$27,000.00, suspending all but \$875.00. Service costs were not applicable in this case. The Defendant is ordered to apply for and diligently pursue a grading permit to abate the violation on his property. He is ordered to apply for a zoning certificate of use within fourteen (14) days of the completion of the permit.

**JUDGE:** McKenna

**NAME OF MATTER:** Cooper, Wendy and Walter (Injunction)

Location: 7958 Catherine Ave., Pasadena, MD 21122

Violation: Outside storage of unregistered/untagged vehicles; use of land partially or principally as a junkyard

**DISPOSITION:** This matter was taken off the docket in order to pursue further attempts to serve Defendants.

**JUDGE:** N/A

**NAME OF MATTER:** Covill, Keith

Location: 416 Hillsmere Drive, Annapolis, MD 21403

Violation: Contempt – Outside storage of unregistered vehicles

**DISPOSITION:** This matter was postponed at the request of the court.

**JUDGE:** N/A

**NAME OF MATTER: Duong, Hong Van**

Location: 7750 Baltimore Annapolis Boulevard, Glen Burnie, MD 21060

Violation: Construction of interior and exterior renovations without the required permit

**DISPOSITION:** A Consent Judgment was entered that orders the Defendant to complete her active building permit by January 1, 2018. A review hearing is set for January 4, 2018. Services costs of \$50.00 were ordered.

**JUDGE:** McKenna

**NAME OF MATTER: Einfieldt, James**

Location: Locust Trail, Crownsville, MD 21032

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** This matter was taken off the docket in order to pursue further attempts to serve Defendant.

**JUDGE:** N/A

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

Location: 362 Bayard Road, Lothian, MD 20711

Violation: Grading over 5,000 square feet without the required grading permit and approved stormwater management plan

**DISPOSITION:** This matter was postponed to May 4, 2017.

**JUDGE:** McKenna

**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:** The Defendants are waiting on their BOA hearing. The BOA matter is set in June 2017. As a result, this matter was postponed until October, 2017.

**JUDGE:** Mullieri

**NAME OF MATTER: Jacobs, Darrin Michael, David L. and Shirley A.**

Location: 7766 Solley Road, Glen Burnie, MD 21060

Violation: Contempt – Construction of an accessory structure without permits; grading without a permit or Stormwater Management Plan

**DISPOSITION:** Because the Defendants abated the violations, the Petition for Contempt was dismissed and prior Judgment marked as satisfied.

**JUDGE:** McKenna

**NAME OF MATTER: Khan, Hamayun A.**

Location: 7177 Baltimore Annapolis Boulevard, Glen Burnie, MD 21061

Violation: Contempt – Outside storage of vehicles, tires and equipment

**DISPOSITION:** Defendant withdrew his Motion to Strike the March 3, 2016 Judgment of \$6,000.00. Parties entered into a Consent Judgment of Constructive Civil Contempt and agreed that Defendant would remove unregistered vehicles and junk and solid waste within sixty (60) days. Review hearing set for May 4, 2017, at which time, Defendant may ask the court to reduce the Judgment entered on March 3, 2016.

**JUDGE:** Mosley

**NAME OF MATTER: Kraft, James A., Jr. and Lorraine E.**

Location: 208 Judy Road, Glen Burnie, MD 21060

Violation: Contempt – Construction of shed without required building permit

**DISPOSITION:** This matter was postponed at Defendants' request to May 25, 2017.

**JUDGE:** N/A

**NAME OF MATTER: Langlois, John M.**

Location: 211 East Cedar Hill Lane, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** The Defendant's citations were entered *nolle prosequi* because he abated the violations prior to court.

**JUDGE:** Mulieri

**NAME OF MATTER: Makarovich, Robert M.**

Location: 340 Bar Harbor Road, Pasadena, MD 21122

Violation: Construction of an addition without the required building permit in the  
**Chesapeake Bay Critical Area**

**DISPOSITION:** The Defendant submitted the revised plan and is waiting for the County to approve it or issue a comment letter. This matter was postponed for ninety (90) days pending the final plan approval and final inspection.

**JUDGE:** Robinson

**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:** This matter was postponed until May 4, 2017.

**JUDGE:** McKenna

**NAME OF MATTER: Meade, Richard C. and Pamela**

Location: 1037 Oak Tree Lane, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles, junk and debris

**DISPOSITION:** This case was postponed indefinitely because the Defendants were not properly served.

**JUDGE:** McKenna

**NAME OF MATTER: Miller, Jimmy A. and Craig**

Location: 1263 Bacon Ridge Road, Crownsville, MD 21032

Violation: Grading without a permit and approved sediment and erosion controls; grading in a forest conservation easement; continued grading over a Stop Work Order

**DISPOSITION:** A hearing was held regarding the Temporary Restraining Order (TRO) and Injunction filed by the County against Defendants. The Court issued a TRO stating that Defendants may not grade the property, but are to stabilize the site.

Defendants continued to grade the property and on March 24, 2017, the County filed a Petition for Constructive Civil Contempt of the TRO.

**JUDGE:** Klavans

**NAME OF MATTER:** Miski, Ahmad

Location: 141 S. Winchester Road, Annapolis, Maryland

Violation: Grading/clearing in excess of 11,000 square feet in the **Chesapeake Bay Critical Area** without approved permits or plans

**DISPOSITION:** This matter was postponed to June 1, 2017 in order to continue settlement discussions.

**JUDGE:** McKenna

**NAME OF MATTER:** Moon, Candi Sue

Location: 4912 Mariners Drive, Shady Side, MD 20764

Violation: Contempt – Outside storage of unregistered vehicles and junk

**DISPOSITION:** This matter was postponed in order to pursue further attempts to serve Defendant.

**JUDGE:** N/A

**NAME OF MATTER:** Myers, Rodger

Location: 775 Old Herald Harbor Road, Crownsville, MD 21032

Violation: Contempt – Storage of untagged vehicles, junk and debris, and a mobile home; expansion of an approved non-conforming use without special exception

**DISPOSITION:** A review hearing occurred. The County reported on items that were left to do to bring the property into compliance. Defendant was given an additional sixty (60) days to bring the property into compliance. If Defendant fails to do so, the court may impose the suspended fine of \$5,000.00. Review hearing scheduled for May 31, 2017.

**JUDGE:** Silkworth

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

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

Violation: Contempt – Outside storage of vehicles not properly tagged and maintenance of solid waste in the **Chesapeake Bay Critical Area**

**DISPOSITION:** A contempt review hearing occurred. Defendants were given until June 1, 2017 to abate the violations.

**JUDGE:** McKenna

**NAME OF MATTER: Parker, Curtis and Lois**

Location: 607 Cedar Hill Road, Baltimore, MD 21225

Violation: Leaking water pipe

**DISPOSITION:** This matter was entered *nolle prosequi* per the Health Department's request since the violation was abated.

**JUDGE:** Mullieri

**NAME OF MATTER: Persad, Arvin (EAC)**

Location: 3 8th Avenue, Baltimore, MD 21225

Violation: Keeping of domestic fowl on property less than 10,000 square feet

**DISPOSITION:** This matter was postponed to April 7, 2017. Defendant was set to be evicted on March 6, 2017. The new owner will be contacted.

**JUDGE:** McKenna

**NAME OF MATTER: Phillips, Leroy and Daniel W., et al (EBG)**

Location: 1306 Phil-Mar Drive, Hanover, MD 21076

Violation: Construction of two sheds and a mobile home without the required building permit

**DISPOSITION:** A Consent Judgment was entered against each Defendant whereby the Defendants have six (6) months to abate the building violations on the property. No fine was ordered in this case.

**JUDGE:** McKenna

**NAME OF MATTER: Phillips, Leroy and Daniel (EZC)**

Location: 1306 Phil Mar Drive, Hanover, MD 21076

Violation: Outside storage of unregistered vehicles, junk, oversized vehicle and cargo containers

**DISPOSITION:** A Consent Judgment was entered against each Defendant whereby the Defendants have six (6) months to abate the zoning violations on the property. A \$4,000.00 fine was entered against each Defendant (for a total of \$8,000.00), but suspended pending compliance. Service costs of \$50 were ordered.

**JUDGE:** McKenna

**NAME OF MATTER: Popejoy, Larry C. and Cheryl F. (Injunction)**

Location: 400 E. Bay Front Road, Deale, MD 20751

Violation: Unauthorized grading/clearing/disturbance of land in excess of 5,000 s.f. in the **Chesapeake Bay Critical Area** without a grading permit, approved sediment control plan or approved stormwater management plan

**DISPOSITION:** This matter was postponed to May 4, 2017. The Defendants will be submitting a plan to reclaim their property for farm land.

**JUDGE:** McKenna

**NAME OF MATTER: Rainey, Lee G. and Elizabeth L. (Injunction)**

Location: 392 Locust Trail, Crownsville, MD 21032

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This matter was postponed in order to pursue further attempts to serve Defendants.

**JUDGE:** N/A

**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 to 6/1/17. The Defendants had an inspection set for 3/3/17, if they passed they would be able to begin drywall and complete the permit.

**JUDGE:** McKenna

**NAME OF MATTER: Smith, Glenn P. and Dolores C.**

Location: 1352 Odenton Road, Odenton, MD 21113

Violation: Contempt – (1) Unauthorized construction of an addition to an existing commercial structure without building or trade permits; (2) unlawful continuance of regulated construction activities while Stop Work Order is in effect; and (3) failure to comply with approved grading permit plans.

**DISPOSITION:** Line of Dismissal filed. Violations have been abated.

**JUDGE:** N/A

**NAME OF MATTER: Smuck, Estate of Stanley J.**

Location: 110 Arundel Corporation Drive, Glen Burnie, MD

Violation: Contempt – Grading without a permit or an approved stormwater management plan

**DISPOSITION:** Hearing on March 7, 2017 was reset for April 27, 2017 pending Defendant's asserted filing of a grading permit application.

**JUDGE:** Robinson

**NAME OF MATTER: Stubbins, Dianne M.**

Location: 8452 Bay Drive, Pasadena, MD 21122

Violation: Contempt – Outside storage of junk and debris

**DISPOSITION:** This case was postponed to May 4, 2017 at the Defendant's request.

**JUDGE:** McKenna

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

Location: 7962 Catherine Avenue, Pasadena, MD 21122

Violation: Contempt – Outside storage of oversized vehicles and junk

**DISPOSITION:** This case was postponed to May 4, 2017 at the Defendant's request.

**JUDGE:** McKenna



**NAME OF MATTER:** Sutton, Norman L., Jr. (EBC)

Location: 1455 Ridgeway, Arnold, MD 21012

Violation: Unsafe garage and deck/porch

**DISPOSITION:** This case was postponed to May 4, 2017 at the Defendant's request.

**JUDGE:** McKenna

**NAME OF MATTER:** Tran, Lan

Location: 306 Magothy Beach Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; storage lot in R2 zone

**DISPOSITION:** Matter was postponed, as service was insufficient. Will refile for a new summons.

**JUDGE:** McKenna