

**Code Enforcement Litigation Report  
September 2017**

**NAME OF MATTER:** Albright, Nick

Location: 5205 6th Street, Baltimore, MD 21225

Violation: Contempt – Outside storage of unregistered vehicles

**DISPOSITION:** This case was postponed to October 5, 2017 at the Defendant's request.

**JUDGE:** Johnson

**NAME OF MATTER:** Baker, Charles and Patricia

Location: 234 Circle Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Prior to trial, the inspector confirmed that the Defendant had abated the violation, so the case was dismissed.

**JUDGE:** Johnson

**NAME OF MATTER:** Beatty, Charles F. and Brian K. Sr.

Location: 177 Kenwood Road, Pasadena, MD 21122

Violation: Construction of a roof over an existing deck without a building permit

**DISPOSITION:** The citation against Charles Beatty was marked "abated by death." The citation against Brian Beatty was postponed with the consent of the County. Mr. Beatty is in the process of obtaining permits and is to have the permits perfected by the October 3, 2017 trial date. The County will continue to monitor.

**JUDGE:** Pryal

**NAME OF MATTER:** Bennett, Brian

Location: 7757 Lawrence Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant abated the violation and the matter was dismissed without prejudice.

**JUDGE:** Johnson

**NAME OF MATTER: Bontempo, Robert, Jr. and Rebecca**

Location: 1027 Blackwell Road, Annapolis, MD 21403

Violation: Construction of a deck without the required building permit

**DISPOSITION:** The parties (through their attorney) entered into a Consent Judgment whereby Defendants are ordered to abate the violation by obtaining a proper building permit by April 30, 2018. Defendants are ordered to remove the foundation and deck if the building permit is not obtained by April 30, 2018. A fine of \$1,500.00 each was suspended pending Defendants' compliance with the Court's Judgment. Service costs of \$90.00 were imposed.

**JUDGE:** Pryal

**NAME OF MATTER: Colburn, Guy and Vera**

Location: 7903 Marydell Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** The Defendants failed to appear. A Judgment was entered whereby the Defendants were ordered to abate the violations on their property within fourteen (14) days, pay a \$2,000.00 fine each, and pay \$100.00 in costs joint and several (for a total of \$4,100.00).

**JUDGE:** Johnson

**NAME OF MATTER: Foster, Roy C.**

Location: 305 Holly Road, Edgewater, MD 21037

Violation: Construction of a deck without the required building permit

**DISPOSITION:** The Defendant was not present in Court. A Judgment was entered ordering the Defendant to complete the required building permit and pay \$45.00 for service costs. The Defendant has already paid the \$500.00 fine.

**JUDGE:** Pryal

**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:** Review hearing occurred and report given to the Court to advise Defendant is making progress in abating the zoning violations. The next review hearing is set for November 2, 2017.

**JUDGE:** Johnson

**NAME OF MATTER: Gibson, Shadrick and Wanda**

Location: 3324 Sudlersville South, Laurel, MD 20724

Violation: Construction of a front porch with roof, a back deck, and installation of new HVAC – all under expired permits

**DISPOSITION:** Failure to appear for both Defendants. A Judgment on Affidavit was entered with a \$500.00 fine for each Defendant and \$60.00 service costs (for a total of \$1,060.00) payable within three (3) days. Any necessary permits must be renewed (or a demolition permit obtained) within thirty (30) days.

**JUDGE:** Pryal

**NAME OF MATTER: Griffith, Constance and Wagener, Thomas**

Location: 206 S. Hollins Ferry Road, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Defendants entered into a Consent Judgment whereby they are ordered to abate the violation within sixty (60) days of the Judgment. A \$1,000.00 fine was ordered but suspended for each Defendant pending compliance. Court costs of \$75.00 were ordered to be paid joint and several.

**JUDGE:** Johnson

**NAME OF MATTER: Hyman, Theodore Jr. and Pamela**

Location: 5223 Brookwood Road, Baltimore, MD 21225

Violation: Contempt – Outside storage of unregistered vehicles and junk

**DISPOSITION:** This case was removed from the docket in order to allow the County more time to effect service.

**JUDGE:** N/A

**NAME OF MATTER:** Jordan, William J.

Location: 878 Wilson Road South, Arnold, MD 21012

Violation: Outside storage of unregistered vehicles

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

**JUDGE:** Pryal

**NAME OF MATTER:** Kelley, Robert (Dec'd)

Location: 771 Tobbin Court, Severn, MD 21144

Violations: Contempt – Unsafe deck; storage of unregistered vehicles; junk and debris

**DISPOSITION:** Pamela Kelley, Personal Representative for the Estate of Robert Kelley, failed to appear in Court. A Judgment on Affidavit was entered (and testimony taken in addition thereto), ordering that (1) the County has the right to enter and inspect the property, (2) purge by getting permit and demolishing deck, removing all junk and debris, removing all unregistered or inoperable vehicles by November 1, 2017, and (3) paying a fine of \$1,125.00 plus \$45.00 in costs from the 2014 Judgment (for a total of \$1,170.00). This case is set for review on November 2, 2017. If property not purged at that time, an additional \$5,000.00 in fines will be due within five (5) days of the hearing.

**JUDGE:** Johnson

**NAME OF MATTER:** Kreutzberg, Thomas J., III

Location: 3675 Seventh Avenue, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant failed to appear in Court. A Judgment on Affidavit was entered ordering Defendant to abate the violation within thirty (30) days of the Judgment. A \$125.00 fine and service costs of \$45.00 (for a total of \$170.00) were imposed as Judgment.

**JUDGE:** Pryal

**NAME OF MATTER: Mason, Garland W., Jr.**

Location: 7966 Citadel Drive, Severn, MD 21144  
Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Consent Judgment entered ordering Defendant to abate both violations by January 1, 2018. The \$2,000.00 fine was suspended pending abatement. Service cost of \$50.00 imposed and due within thirty (30) days.

**JUDGE:** Johnson

**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 to November 2, 2017 as Defendant is working on obtaining the required permits.

**JUDGE:** Johnson

**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 December 7, 2017 to allow more time for Defendant to pursue a grading permit.

**JUDGE:** Johnson

**NAME OF MATTER: Moorfield, Rashad**

Location: 1052 Sun Valley Dr., Annapolis, MD 21409  
Violation: Outside storage of unregistered and/or inoperable vehicles

**DISPOSITION:** The violation was abated prior to Court and entered as *nolle prosequi*.

**JUDGE:** Pryal

**NAME OF MATTER: Murphy, James and Joyce**

Location: 4773 Mountain Road, Pasadena, MD 21122

Violation: Grading without a permit

**DISPOSITION:** Joyce Murphy's citation was entered *nolle prosequi*. A Judgment was entered against the remaining Defendant which ordered him to pay a \$200.00 fine plus \$30.00 service costs (for a total of \$230.00). Defendant was also ordered to diligently pursue completion of the grading permit for the property.

**JUDGE:** Pryal

**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:** The Court reviewed exhibits showing the remaining items in contention, and ruled: (1) unregistered jet ski to be removed within 45 days; (2) items shown in Ex. 1 to be moved from within 10 feet of lot lines; (3) items shown in Exs. 2A through 2F to be moved from back area to front area; (4) items shown in Exs. 3A through 3K to be removed from the property or, if stored in association with the contractor's yard, be stored in a neat and orderly manner; and (5) Defendant shall meet with the County at least once prior to the next hearing date. Another review hearing was scheduled for November 30, 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:** This matter was postponed to October 5, 2017 by the Court. The Defendants were advised of the seriousness of the situation and their right to counsel, advised to seek the advice of an attorney before the next hearing date, and advised that they may be found in contempt, fined, and/or jailed at the next hearing.

**JUDGE:** Johnson

**NAME OF MATTER: Pinkcett, Hazel M.**

Location: 450 Worthington Road, Millersville, MD 21108

Violation: Construction of a deck with stairs without the required building permit

**DISPOSITION:** Defendant failed to appear in Court. A Judgment on Affidavit was entered ordering Defendant to complete building permit B02340137 within thirty (30) days of the Judgment. A \$500.00 fine and service costs of \$45.00 (for a total of \$545.00) were imposed as Judgment.

**JUDGE:** Pryal

**NAME OF MATTER: Prairie, Shirley**

Location: 919 Old Annapolis Neck Road, Annapolis, MD 21403

Violation: Outside storage of unregistered vehicles and junk; use of property as junk yard

**DISPOSITION:** A Consent Judgment was entered, providing Defendant with ninety (90) days to abate the violation and permission allowing the County to inspect. A fine of \$250.00 (\$125.00 per citation) was suspended, but service costs of \$60 to be paid within three (3) days.

**JUDGE:** Pryal

**NAME OF MATTER: Rafiq, Naseem**

Location: 619 New Jersey Avenue, NE, Glen Burnie, MD 21060

Violation: Construction of interior renovations without the required and issued electrical, plumbing and mechanical permits

**DISPOSITION:** This citation was entered *nolle prosequi* because the Defendant no longer owns the property.

**JUDGE:** Pryal

**NAME OF MATTER: Razuri, Lino G. (EBC) (Injunction)**

Location: 585 Queenstown Rd., Severn, MD 21144

Violation: Construction of a second dwelling and renovations to an existing garage without permits

**DISPOSITION:** This matter was postponed prior to the hearing at the request of the County. Defendant is already scheduled for a hearing on October 5, 2017 in a related matter involving the same property and the same inspectors.

**JUDGE:** N/A

**NAME OF MATTER: Reddington, Brandi**

Location: 731 Baylor Road, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** The Defendant's citations were entered *nolle prosequi* because she no longer owns the property.

**JUDGE:** Pryal

**NAME OF MATTER: Roes, Eric and Tanja**

Location: 108 Altona Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk; storage lot; auto repair

**DISPOSITION:** The County was unable to serve one Defendant, so the hearing was postponed until November 2, 2017.

**JUDGE:** N/A

**NAME OF MATTER: Rogall, Albert, Jr.**

Location: 127 Carvel Beach Road, Baltimore, MD 21226

Violation: Failure to properly secure an in-ground pool with a proper fence barrier

**DISPOSITION:** The Defendant entered into an agreement with the County whereby he is to renew his building permit within ten (10) days of the Judgment and thereafter diligently pursue and complete it. The Defendant was ordered to pay \$45.00 service costs. A fine of \$125.00 was ordered but suspended pending compliance with the Judgment.

**JUDGE:** Pryal

**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:** This matter was postponed to October 5, 2017 by the Court. Defendant was advised of his right to counsel and advised to seek the advice of an attorney before the hearing, and advised that he may be found in



contempt, fined, and/or jailed at the next hearing. Defendant was also advised to be ready to address all issues before the Court.

**JUDGE:** Johnson

**NAME OF MATTER: Sauter, Karla**

Location: 3 Carnene Drive, Pasadena, MD 21122

Violation: Construction of second story addition without the required permit

**DISPOSITION:** In order to allow Defendant more time to finish the permitting process, the next review hearing was set for November 2, 2017.

**JUDGE:** Johnson

**NAME OF MATTER: Smith, Stewart B. and Murphy, Jennifer**

Location: 5223 Brookwood Road, Baltimore, MD 21225

Violation: Contempt – Outside storage of unregistered vehicles and junk

**DISPOSITION:** This case was removed from the docket in order to allow the County more time to effect service. However, the County has learned that the Defendants have abated the violation, so it will be moving to dismiss this case.

**JUDGE:** N/A

**NAME OF MATTER: Sweany, Timothy (360)**

Location: 360 Ridge Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** The Defendant's citations were entered *nolle prosequi* because the Defendant abated the violations on the property prior to the hearing date.

**JUDGE:** Pryal

**NAME OF MATTER: Sweany, Timothy (359)**

Location: 359 Ridge Road, Pasadena, MD 21122

Violation: Outside storage of junk

**DISPOSITION:** The Defendant failed to appear for Court. A Judgment was entered which orders the Defendant to pay \$500.00 in fines plus \$45.00 in costs (for a total of \$545.00), and abate the violation within thirty (30) days of the Judgment.

**JUDGE:** Pryal

**NAME OF MATTER: Torres, Sandra**

Location: 1229 Shore Drive, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Inspector confirmed prior to trial that Defendant had abated the violation by putting a current registration tag on her boat. The matter was entered *nolle prosequi*.

**JUDGE:** Pryal

**NAME OF MATTER: Vizzini, John J.**

Location: 1052 Sun Valley Dr., Annapolis, MD 21409

Violation: Outside storage of unregistered and/or inoperable vehicles

**DISPOSITION:** The citation was marked as paid and the violation abated.

**JUDGE:** Pryal

**NAME OF MATTER: Wandel, David**

Location: 8003 Hog Neck Road, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles; no certificate of use

**DISPOSITION:** The County agreed to postpone this matter to November 2, 2017 so that Defendant can abate violations on property, to include applying for a permit for the addition, submitting a landscape plan and getting it approved, and moving storage containers to a different location on the property.

**JUDGE:** Johnson

**NAME OF MATTER:** Williams, John E.

Location: 301 Green Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment whereby Defendant is ordered to abate the violation within thirty (30) days of the Judgment by removing inoperable and unregistered vehicles from his property. A fine of \$125.00 was ordered but suspended pending Defendant's compliance with the Judgment. Service costs in the amount of \$45.00 were imposed as Judgment.

**JUDGE:** Pryal

**NAME OF MATTER:** Wood, Anne M. (Injunction)

Location: 252 West Edgevale Road, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The Defendant failed to appear and a Judgment on Affidavit was entered (testimony taken in addition thereto) wherein the Defendant has fourteen (14) days to move her car. A fine of \$1,000.00 plus \$50.00 service costs (for a total of \$1,050.00) were ordered.

**JUDGE:** Johnson

**NAME OF MATTER:** Zimmerman, Robert and Brenda

Location: 1107 Little Magothy View, Annapolis, MD 21409

Violation: Outside storage of junk and debris in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Both Defendants failed to appear in Court and a Judgment on Affidavit was entered. The Defendant must pay a \$1,000.00 fine each within three (3) days, plus service costs of \$60.00 (for a total of \$2,060.00), and abate the violation within thirty (30) days. The County has the right to inspect the property.

**JUDGE:** Pryal