

**CODE ENFORCEMENT LITIGATION REPORT
NOVEMBER 2019**

NAME OF MATTER: Phipps, David T.

Location: 867 Robin Hood Hill, Annapolis, MD 21405

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

DISPOSITION: Property sold and permit transferred to new property owner. Defendant paid a fine of \$250 prior to court and the matter was dismissed in open court

JUDGE: McKenna

ATTORNEY: KPK

NAME OF MATTER: Smuck, Stanley J.

Location: 110 Arundel Corporation Drive, Glen Burnie, MD

Violation: Contempt - Grading without a permit or an approved storm water management plan

DISPOSITION: Matter reset to February 6, 2020 so defendant can obtain and respond to comment letter.

JUDGE: McKenna

ATTORNEY: KPK

NAME OF MATTER: Haefner, Henry and Marie

Location: 8482 Arbutus Road, Pasadena, MD 21122

Violation: Outside storage of untagged vehicles; junk and debris

DISPOSITION: Matter postponed to December 5, 2019. Defendant is working on abatement.

JUDGE: McKenna

ATTORNEY: KPK

NAME OF MATTER: Allen, Nancy

Location: 456 Riverside Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The County entered the citations as nolle prosequi due to a service issue and intends to continue to pursue this matter by further means.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Likens, Robert and Rhonda

Location: 5004 Kramme Avenue, Baltimore, MD 21225

Violation: Failing to obtain the required inspections for the construction of a fence on a corner lot - building permit No. B02356122

DISPOSITION: Defendants' Motion for Postponement was granted by the Court and this matter was reset to December 3, 2019.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: YS Homes, LLC

Location: 1413 Howard Road, Annapolis, MD 21403

Violation: Construction of a roof top deck without the required building permit

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered ordering the Defendant to abate the violation by responding and complying with all comment letters relating to Building Permit No. B02369700 within thirty days of the date of the Judgment and to diligently pursue completion of the Permit. If Defendant fails to comply with the timelines set forth in the Judgment, then Defendant must remove the illegally constructed rooftop deck from the subject property. If Defendant is required to remove the deck, but fails to do so within the time periods set forth in the Judgment, then the County is authorized to abate the violation. A fine of \$1,000.00 for the violation, plus service costs of \$55.00 was entered against the Defendant (for a total of \$1,055.00).

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Barham, Geoffrey D. & Fabiana E.

Location: 440 Martin Drive, Millersville, MD 21108

Violation: Unsafe detached garage

DISPOSITION: Defendant's Motion for Postponement was granted by the Court. The Court has not yet reset this matter.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Lyon, Conor

Location: 7709 Siden Drive, Hanover, MD 21076
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered ordering the Defendant to abate by the violation within thirty days of the date of the Judgment by removing all unregistered and inoperable vehicles from the subject property. If the Defendant fails to abate the violation within the time period, then the County is authorized to abate the violation. A fine of \$1,000.00 for the violation, plus service costs of \$55.00 was entered against the Defendant (for a total of \$1,055.00).

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Queen, Elizabeth Ann

Location: 2946 Conway Road, Odenton, MD 21113
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was reset to April 2, 2020 by the Court because service has not been effectuated yet.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Puglisi, Anthony S. and Christine A.

Location: 985 St. Stephens Church Road, Gambrills, MD 21054
Violation: Non-compliance of building permit No. B02326052

DISPOSITION: The Defendants are making progress towards abating the violation. A review hearing is scheduled for January 2, 2020.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Cook, Natasha T. & Stephen A. Jr. (Injunction)

Location: 7612 Franklin Avenue, Severn, MD 21144

Violation: Construction of 2nd floor addition and side addition without a valid building permit

DISPOSITION: Building demolished, violation abated. Case dismissed.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Leitch, Russell S., Jr., et al. (Injunction)

Location: 3169 Solomon's Island Road, Edgewater, MD 21037

Violation: Permit required for grading in excess of 5,000 sf Development without an approved storm water management plan, over 5,000 sf.

DISPOSITION: Violation abated. Case dismissed by stipulation.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Covington Properties, LLC

Location: 8280 Lokus Road, Odenton MD 21113

Violations: Failure to comply with approved grading permit plans or standard grading plan, and failure to comply with a violation notice/stop work order. Also, creating a source of offsite erosion or sediment deposition.

DISPOSITION: Trial started, however, Judge Duden determined that he needed to recuse himself. Mistrial declared and case reset for February.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Owings, Mary - 1165 Grove Avenue

Location: 1165 Grove Avenue, Shady Side MD 20764

Violation: Using land as a junkyard or for the disposal of solid waste; Using land for parking, storage collection, accumulation, or abandonment of inoperable, wrecked, partially dismantled, or destroyed vehicle or of a vehicle that does not display all information required by law, including a current registration plate and validation sticker.

DISPOSITION: Defendant failed to appear. Judgments on Affidavit entered for each of 4 citations. Five hundred dollar fine imposed on each citation (\$2,000 total) to be paid within 30 days. Defendant given thirty days to abate by removing junk and unregistered vehicles from each of 2 properties.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Owings, Mary - 5200 Lake Avenue

Location: 5200 Lake Avenue, Shady Side MD 20764

Violation: Using land as a junkyard or for the disposal of solid waste; Using land for parking, storage collection, accumulation, or abandonment of inoperable, wrecked, partially dismantled, or destroyed vehicle or of a vehicle that does not display all information required by law, including a current registration plate and validation sticker.

DISPOSITION: Defendant failed to appear. Judgments on Affidavit entered for each of 4 citations. Five hundred dollar fine imposed on each citation (\$2,000 total) to be paid within 30 days. Defendant given thirty days to abate by removing junk and unregistered vehicles from each of 2 properties.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Brinley, Jr., William

Location: 1091 Lower Pindell Road, Lothian MD

Violation: Using land for parking, storage, collection, accumulation, or abandonment of inoperable, wrecked, partially dismantled, or destroyed vehicle or of a vehicle that does not display all information required by law, including a current registration plate and validation.

DISPOSITION: Defendant failed to appear. Judgment on Affidavit entered, imposing a \$500 fine to be paid within 30 days and Defendant ordered to abate violation within 30 days (Unregistered Vehicles).

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Martins, John & Karen

Address: 3750 Thomas Point Rd., Annapolis MD 21403

Violation: Failure to comply with approved grading permit plans and/or standard grading plan in the Chesapeake Bay Critical Area

DISPOSITION: Case postponed by County prior to Court, Inspector unavailable.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Barkdoll, Allan and Penny

Location: 205 Allensway Drive, Edgewater MD 21037

Violation: Keeping of rooster and chickens on lot less than 40,000 square feet in the Chesapeake Bay Critical Area

DISPOSITION: Consent Judgments entered in both matters. Fines of \$125 imposed against each Defendant, plus \$60 service costs, to be paid within 30 days. Defendant ordered to keep property free from roosters.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Chandonait, Peter and Flory-Chandonait, Edith C.

Location: 2814 Broadview Terrace, Annapolis MD 21401

Violation: Unauthorized tree cutting and grading without a permit in the Chesapeake Bay Critical Area.

DISPOSITION: Postponed to December 3, 2019 (defense postponed one of two prior, postponed other to keep together)

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Parks, Linda K. and Chandler, Scott L.

Location: 197 Holly Oak Lane, Annapolis, MD 21409

Violation: Grading without a permit; development without an approved storm water management plan.

DISPOSITION: The parties agreed to postpone the matter until January 2, 2020 to allow Defendants time to complete the grading permit.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Chevez, Dinora and Lazo, Edgard

Locations: 2534 Davidsonville Road, Gambrills MD 21054

Violations: Grading without a grading permit and Grading without approved storm water management plan.

DISPOSITION: Consent Judgments entered against Lazo for both matters, totaling \$1,500 fine. Defendant ordered to abate by applying for permits within 45 days and to diligently pursue issuance and completion of permits. Both Chevez cases are postponed to March, 2020 to allow time to abate violations; if abated then citations will be nolle prosequere. A postponement in new Chevez case will be filed and Consent Judgment in new Lazo case (\$500 fine, 30 days to abate).

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Prairie, Shirley (Injunction)

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

Violation: Outside storage of junk and unregistered Vehicles

DISPOSITION: Review hearing occurred, next review hearing set for January 2, 2020.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Lawson, Jr., Woodrow M. (INJUNCTION)

Location: 650 Broadneck Road, Annapolis MD
Violation: Contractor shop and yard in RLD zone use not permitted, no Certificate of Use, oversized vehicle, Un-registered vehicles

DISPOSITION: Consent Order entered. Fines Suspended, violation abated. Ordered to keep property free of violations and to pay service costs, \$55, within 30 days.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 & vacant parcel identified as tax map 9, block 19, parcel 0516, tax ID#4000-0462-1500 on Queenstown Road adjacent to 736 Queenstown Road

Violations: Contempt - (1) Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and (3) Grading: grading without a grading permit and adding unauthorized impervious surfaces without approved storm water management plans.

DISPOSITION: Review hearing reset to April 30, 2020.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Matthews, Marion

Location: 220 Saint Antons Way, Arnold, MD 21012
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant's request for postponement was granted prior to trial. The reset date is to be determined.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Messersmith, Amanda E.

Location: 341 Cokeland South, Laurel, MD 20724

Violation: Building permit number B02310859 expired - exterior renovations

DISPOSITION: Defendant abated the violation and paid the fine. A line of voluntary dismissal and satisfaction was filed with the Court.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Blocker, Twanna L.

Location: 7816 Chestnut Grove Road, Severn, MD 21144

Violation: Failure to maintain the swimming pool in a clean and sanitary condition, and in good repair

DISPOSITION: Hearing held on County's Motion for Alternative Service. Judge Pryal granted the Motion and County to mail and post Complaint at address.

JUDGE: Pryal

ATTORNEY: LKT

NAME OF MATTER: Bagnall, Freeman

Location: 967 Phillips Drive, Arnold, MD 21012

Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court date and the County entered a nolle prosequi on the citation.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Cahill, John and Donna

Location: 404 Grinstead Road, Severna Park, MD 21146
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear in court. Two default Judgments were entered ordering the Defendants to abate the violation within thirty days of the date of the Judgments by removing all unregistered or inoperable vehicles off of the subject property. If Defendants fail to abate the violation within the thirty days, the County may abate the violation. A fine of \$125.00 was entered against each Defendant for the violation, plus service cost of \$60.00, (for a total of \$310.00).

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Colburn, Guy and Vera (2)

Location: 766 207th Street, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter was postponed to December 3, 2019 since the inspector was unable to appear at court.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Cook, Rita

Location: 92 Moore Road, Arnold, MD 21012
Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violation within thirty days of the date of the Judgment by removing all unregistered and/or inoperable vehicles off of the subject property. If Defendant fails to abate the violation within the time period, the County has authority to abate the violation. Defendant previously paid the citation fine of \$125.00, and the Consent Judgment orders the Defendant to pay service costs in the amount of \$45.00.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Edens, Allen J. and Deborah

Location: 8156 Waterford Road, Pasadena, MD 21122
Violation: Outside storage of junk

DISPOSITION: Defendants failed to appear in court. Two default Judgments were entered ordering the Defendants to abate the violation within thirty days of the date of the Judgments by removing all junk and solid waste from the subject property. If Defendants fail to abate the violation within the time period, then the County has authority to abate the violation. A fine of \$250.00 was entered against each Defendant, plus service costs of \$60.00, joint and several (for a total of \$560.00).

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Howard, Avan and Ivory

Location: 7462 Race Road, Hanover, MD 21076
Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment was entered with Defendant Avan Howard ordering him to abate the violation within ninety days of the date of the Judgment by removing all unregistered and/or inoperable vehicles from the subject property. If Defendant fails to abate the violation within the time period, then the County is authorized to abate the violation. A fine of \$125.00 for the violation, plus service costs of \$60.00 was entered against Defendant Avan Howard (for a total of \$185.00). The County entered a nolle prosequi on the citation against Defendant Ivory Howard.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Mather, Seth

Location: 1760 Poplar Ridge Road, Pasadena, MD 21122
Violation: Grading without a permit; Grading without an approved storm water management plan

DISPOSITION: Two Consent Judgments were entered ordering the Defendant to abate the violations by applying for any required grading permits, storm water management plans, reforestation/afforestation agreement, or buffer management plans within thirty days of the date of the Judgments and to diligently pursue completion of each. A fine of \$250.00 for the violation was entered against the Defendant, and a fine of \$1,000.00 was suspended pending compliance.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Northeast Investment Group, LLC (Garden Inn)

Location: Garden Inn, 3400 Fort Meade Road, Laurel, MD 20724
Violation: Allowing a cooking appliance in a rooming unit

DISPOSITION: The violation was abated prior to the court hearing and Defendant paid a \$170.00 fine for the violation and service costs prior to court. The County entered the citation as nolle prosequi.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Odham, Daniel and Denise

Location: 7830 Shellye Road, Glen Burnie, MD 21060
Violation: Outside storage of oversized vehicles

DISPOSITION: The violation was abated prior to the court hearing. A Consent Judgment was entered against Defendant Daniel Odham ordering him to pay a fine of \$125.00 for the violation, plus service costs of \$60.00 (for a total of \$185.00). The County entered the citation against Defendant Denise Odham as nolle prosequi.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Railey, Charles A., Jr.

Location: 1437 Cape St. Claire Road, Annapolis, MD 21409
Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violation within sixty days of the date of the Judgment by removing all inoperable and/or unregistered vehicles from the subject property. If Defendant fails to abate the violation within the sixty day time period, then the County is authorized to abate the violation. A fine of \$250.00 for the violation, plus service costs of \$45.00 was entered against the Defendant (for a total of \$295.00).

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Sanchez, Rene

Location: 912 Timber Ridge Drive, Hanover, MD 21076
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter was postponed to December 3, 2019 at the Defendant's request.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Butler, Jaime

Location: 326 W. Arden Road, Baltimore, MD 21225
Violation: Rodent infestation; uncovered containers for rubbish

DISPOSITION: The violations were abated prior to the court hearing. The County entered the citations as nolle prosequi.

JUDGE: Duden

ATTORNEY: EMR

NAME OF MATTER: Bogdanowicz, Mary F.

Location: 1411 Generals Highway, Crownsville, MD 21032
Violation: Unsafe garage structure

DISPOSITION: The violation was abated prior to the court hearing. The County dismissed this matter in open court.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Brown, Hope

Location: 770 225th Street, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court hearing. The County filed a Line of Voluntary Dismissal.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Gormley, Shaun

Location: 8071 Castle Rock Court, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court hearing and the Defendant paid a fine of \$300.00 for the violation prior to court. The County filed a Line of Voluntary Dismissal.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Langlois, John M.

Location: 211 Cedar Hill Lane, Baltimore, MD 21225
Violation: Construction of a shed greater than 64 square feet without the required building permit

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violation by diligently pursuing completion of Building Permit No. B02352806, including responding and complying with all comment letters issued within ninety days of the date of the Judgment. If Defendant fails to comply with the timeline in the Judgment, then Defendant shall remove the shed from the subject property. If the Defendant is required to remove the shed and fails to do so within the timeline set forth in the Judgment, then the County is authorized to abate the violation. Defendant shall pay service costs in the amount of \$65.00.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Revels, Frieda & Therly (Injunction)

Location: 8264 Riverside Drive, Pasadena MD 21122
Violation: No certificate of use; outside storage of unregistered vehicles; oversized vehicle; chickens and rooster

DISPOSITION: A Consent Judgment was entered ordering Defendants to abate the violations within ninety days of the date of the Judgment by removing all oversized vehicles from the subject property, ceasing use of the subject property for the operation of a commercial business including removing all materials belonging to the commercial business from the subject property, and removing all livestock and/or fowl from the subject property. A fine of \$3,000.00 against each Defendant was suspended pending compliance. The Defendants shall pay service costs in the amount of \$85.00, joint and several.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Sovay, August and Margaret

Location: 1654 Furnace Drive, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court hearing. A Consent Judgment was entered ordering the Defendants to pay a fine of \$500.00 for the violation.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Boswell, Gary L.

Location: 4902 Mariners Drive, Shady Side, MD 20764
Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a consent judgment which required Defendant to abate the violation within 90 days. A fine of \$500 was suspended pending compliance and service costs of \$45 were imposed as judgment.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Hammell, Elsie and Kirkendall, Amber S.

Location: 120 Martha Road, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to trial and the County entered a nolle prosequi for the two citations.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Berman, Louis H. and Laurie H

Location: 1 Sands Avenue, Annapolis, MD 21403
Violation: Failure to obtain the required inspections for the construction of a pergola - Building permit No. B02354942

DISPOSITION: The violation was abated prior to trial and Judge Spencer imposed service costs of \$60 as judgment and suspended both fines of \$500 each.

JUDGE: Spencer

ATTORNEY: LKT

NAME OF MATTER: 2708 Mountain, LLC (EHC)

Location: 2708 Mountain Road, Pasadena, MD 21122
Violation: Accumulation of rubbish/garbage on property

DISPOSITION: The parties entered into a consent judgment which required Defendant to remove all trash and rubbish from the property by March 1, 2010. A fine of \$250 was suspended pending compliance and service costs of \$140 were imposed.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Voytek, Daria and Newell, Helen

Location: 1500 Duvall Road, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles, junk, and oversized vehicles; Use not specifically allowed

DISPOSITION: The parties entered into a consent judgment which required Defendants to abate all violations within 90 days. A fine of \$4,000 each was suspended pending compliance and service costs of \$125 were imposed as judgment.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Lorenz, Mary

Location: 1303 Tuggies Lane, Pasadena, MD 21122

Violation: Parking lot as principle use in an R2 district

DISPOSITION: Defendant received a 20 year use that covered the zoning violations at the property. No further outstanding violations, case dismissed.

JUDGE: N/A

ATTORNEY: LKT