

**CODE ENFORCEMENT LITIGATION REPORT**  
**December 2011**

**NAME OF MATTER: Myers, Richard W.**

Location: 109 Maryland Avenue, Pasadena, MD 21122

Violation: Illegal storage of untagged vehicles, outside storage, junk and debris

**DISPOSITION:** Defendant failed to appear. Affidavit judgment entered. Defendant ordered to remove all unregistered or inoperable vehicles (including trailers), and all junk and solid waste within 30 days, and to keep all outside storage on the subject property in an area no bigger than 919 square feet. Fine of \$1000 imposed.

**Judge: Spencer**

**NAME OF MATTER: Bennett, Beverly E. and Edward F., Sr.**

Location: 301 Patsy Avenue, Glen Burnie, MD 21060

Violation: Two dwellings on single lot; illegal storage of unregistered vehicles

**DISPOSITION:** Consent Judgment with Edward Bennett entered. Defendant agreed to keep property free unregistered or inoperable vehicles and to have only one single family dwelling (garage cannot be used as a dwelling unit). Fine of \$1000 suspended so long as defendant complies with judgment. Beverly Bennett is deceased.

**Judge: Spencer**

**NAME OF MATTER: Rousselle, Reid A. - Building/Grading**

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060

Violations: Unauthorized historical construction without building permits  
Unauthorized grading without grading permits

**DISPOSITION:** Defendant signed a consent agreement. He agreed to submit building and grading permit applications within 30 days and to submit an application for a zoning cert of use and to cease use of the property for a commercial business until a c of u is issued. Also agreed to cease use of the property for storage of unregistered/inoperable vehicles. Fine of \$1000 for zoning violations suspended pending compliance. Matter set for review on 3/1 to check on defendant's progress.

**Judge: Spencer**

**NAME OF MATTER: Hartsuff, George B., III ats. AACo.**

Location: 1159 River Bay Road, Annapolis, MD 21401

Violation: Outside storage of unregistered vehicles, junk and debris  
Contempt referral

**DISPOSITION:** The Court entered a Fifth Judgment of Constructive Civil Contempt against the Defendant, ordering that the \$3,000 cash bond paid by him be forfeited to the County, and that the remaining \$2,000 of the previously imposed \$5,000 contempt fine be immediately reduced to a judgment in favor of the County. The Defendant may purge the contempt by paying the remaining \$2,000 of the previously imposed \$5,000 contempt fine.

**Judge: Johnson**

**NAME OF MATTER: Queen, Sandra C.**

Location: 1246 Colins Avenue, Odenton, MD 21113

Violation: Unsafe Structure and Open to Casual Entry without permits

**DISPOSITION:** Defendant failed to appear. Judge entered an order for the unsafe structure to be demolished, all debris removed, and the site stabilized within 30 days. If the defendant fails to do it, the County may demolish, remove debris and stabilize at the defendant's expense.

**Judge: Spencer**

**NAME OF MATTER: Covert, Deborah and Carl**

Location: 7642 Lake Drive, Pasadena, MD 21122

Violation: Maintaining an unsafe structure without permits

**DISPOSITION:** Judge entered an order for the unsafe structure to be demolished, all debris removed, and the site stabilized within 30 days. If the defendant fails to do it, the County may demolish, remove debris and stabilize at the defendants' expense.

**Judge: Spencer**

**NAME OF MATTER: Musumeci, Michael**

Location: 206 Pike Road, Pasadena, MD 21122

Violations: Unauthorized construction of a detached garage and subsequent unauthorized construction of an enclosed breezeway to connect the illegal garage to the existing principal structure  
Unauthorized grading in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant held in contempt of court. To purge his contempt he must pay a \$175 fine on citation 0Z34010361 and a \$175 fine on 0Z34073277; and, install a nitrogen reducing septic tank on or before April 2, 2012 because he is in the critical area.

**Judge: Legum**

**NAME OF MATTER: Cape St. Claire Improvement Association, Inc.**

Location: Community Property adjacent to 844 Harbor View Terrace, Cape St. Claire, Annapolis, MD  
Violation: Grading without a permit by way of tree cutting in the **Chesapeake Bay Critical Area** Buffer

**DISPOSITION:** Robin Fillmore paid \$500 prior to court, citation marked as paid. Sankey citation not processed violation abated.

**Judge: Legum**

**NAME OF MATTER: Jaytree Contracting and Anna Hoover**

Location: 259 Ternwing Drive, Arnold, MD 21012  
Violation: Interior Renovations without permits  
Plumbing, Electrical and HVAC work without permits

**DISPOSITION:** Defendant paid \$200 fine, citation marked as paid.

**Judge: Legum**

**NAME OF MATTER: Hoover, Sanders and Evans, Holly ats. AACo.**

Location: 968 High Point Drive, Annapolis, MD 21409  
Violation: Illegal storage of unregistered vehicles

**DISPOSITION:** This matter was heard on the body attachment for Sanders Hoover that was issued in June 2009 for his failure to appear on a petition for contempt at that time. All violations have been abated (just within the last month). \$250 cash bond (\$125 in each case) forfeited to the County.

**Judge: Legum**

**NAME OF MATTER: Hoover, Sanders M. ats. AACo.**

Location: 968 Highpoint Drive, Annapolis, MD 21401  
Violation: Refuse accumulation

**DISPOSITION:** This matter was heard on the body attachment for Sanders Hoover that was issued in June 2009 for his failure to appear on a petition for contempt at that time. All violations have been abated (just within the last month). \$250 cash bond (\$125 in each case) forfeited to the County.

**Judge: Legum**

**NAME OF MATTER: Refugia, Jerie E. and Amely C.**

Location: 909 Church Street, Baltimore, MD 21225  
Violation: Maintaining an unsafe structure without permits

**Disposition:** Defendants failed to appear. Default judgment entered requiring defendants to apply, within 30 days, for building permit to repair unsafe structure. Alternatively, defendants must apply within 45 days for demolition permit to remove structure. If defendants fail to repair or demolish structure, County may do so at defendants' expense. Fines of \$250 per defendant imposed.

**Judge: Spencer**

**NAME OF MATTER: Rousselle, Reid A.**

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060  
Violation: Construction of an addition without a permit

**DISPOSITION:** Consent Judgment of Constructive Civil Contempt entered on or around Dec 7, 2011. Defendant agreed to apply for a permit for the illegal addition on the subject property within 30 days of the date of the judgment.

**Judge: Chambers Judge**

**NAME OF MATTER: Hughes, Sarah G. and Robyler, Michael R.**

Location: 398 South River Landing Road, Edgewater, MD 21037  
Violations: Construction of a retaining Wall without a permit

**Disposition:** Consent Judgment entered. If variance is granted, allowing retaining wall built in the **Chesapeake Bay Critical Area** to remain, defendants must apply within 30 days for building permit and another necessary approvals. If variance is denied, defendants have 30 days after final decision denying

variance to apply for demolition permit, and 90 days from final decision to remove unauthorized retaining wall and restore property to pre-existing condition.

**Judge: Johnson**

**NAME OF MATTER: Horvath, Attila J. and Ririko**

Location: 355 Forest Beach Road, Annapolis, MD 21409

Violation: Non-Compliance of B02178836

**Disposition:** Per Department, building permit completed and all violations on this property in the **Chesapeake Bay Critical Area** have been abated. Case dismissed.

**Judge: Johnson**

**NAME OF MATTER: Miller, Joseph D.**

Location: 1401 Woodland Beach Road, Pasadena, MD 21122

Violation: Unauthorized construction of a CARPORT without permit

**Disposition:** Consent Judgment entered under which defendant has 30 days to apply for any necessary permits, variances and other approvals to legalize deck that was built without permits in the **Chesapeake Bay Critical Area**. If approval is denied, deck must be removed within 30 days of issuance of demolition permit.

**Judge: Johnson**

**NAME OF MATTER: Andrews, William L.**

Location: 140 Olen Drive, Glen Burnie, MD 21061

Violation: Construction of a shed greater than 64 s.f. without required building permit  
Failure to comply with a notice of violation

**Disposition:** Defendant failed to appear. Default judgment entered. Defendant ordered to pay fine of \$250 for failing to comply with notice of violation, and \$1000 building without a permit. Defendant must diligently pursue completion of building permit for shed within 30 days.

**Judge: Spencer**

**NAME OF MATTER: D'Argenio, David and Stacy**

Location: 4904 Beech Street, Shady Side, MD 20764

Violation: Erecting an above ground pool and shed without a permit

**Disposition:** Injunction hearing held 12/6/11. Defendants found guilty of building an above ground pool in the **Chesapeake Bay Critical Area** without permits. Judgment entered ordering defendants to diligently pursue completion of building permit, including trade permits. Fine of \$500 each suspended pending compliance.

**Judge: Johnson**

**NAME OF MATTER: Wayson's Corner Properties, LLC & Judith H. Mullen, R.A.**

Location: 5428 Southern Maryland Boulevard

Violation: Construction of Interior Renovations without permits  
Demolition of Walls - without permits

**Disposition:** Per Department, defendant is now actively pursuing compliance with Consent Judgment. Petition for show cause dismissed, underlying judgment to remain intact.

**Judge: Spencer**