

**Code Enforcement Litigation Report  
March 2009**

**NAME OF MATTER: Shady Moon, LLC**

Location: 1511 Calloway Drive, Shady Side, MD 20764

Violation: Replacement of a deck in the **Chesapeake Bay Critical Area** without a permit.

**DISPOSITION:** Defendant pled guilty and paid a \$250 fine. Permit obtained prior to trial.

Judge: Mosley

**NAME OF MATTER: Kaufmann, Roy L. (Trustee) / Jackson & Campbell**

Location: 1107 Turkey Point Road, Edgewater, MD

Violation: Boat racks constructed out of scope of approved permit

**DISPOSITION:** Defendant failed to appear. \$500 fine entered. Boat racks already removed.

Judge: Mosley

**NAME OF MATTER: Camden, James M. & Melanie J.**

Location: 1528 Manor View Road, Davidsonville, MD 21035

Violation: Building a deck and addition without permits.

**DISPOSITION:** James Camden pled guilty. He was fined \$500 and ordered to complete permit in a diligent manner. The citation written to Melanie Camden and was nol prossed.

Judge: Mosley

**NAME OF MATTER: Bellman, Jason K.**

Location: 8257 Pinehurst Road, Pasadena, MD 21122

Violations: Grading without a permit in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Jason K. Bellman was found guilty on citation. He was fined \$1,000 and ordered to diligently complete permit .

Judge: Mosley

**NAME OF MATTER: Jacobs, David L. & Shirley A.**

Location: 7 Jakes Lane, Pasadena, MD 21122

Violation: Violation: Construction of an addition without the required permit.

**DISPOSITION:** Shirley Jacobs pled guilty under the citation. She was fined \$500 and ordered to complete the permit in a diligent manner. Citation was written to David Jacobs and was nol prossed.

Judge: Mosley

**NAME OF MATTER: Sneeringer, Johnny J. & Barbara S.**

Location: 309 Stiemly Avenue, Glen Burnie, MD

Violation: Untagged/Unregistered vehicle(s); junk and debris

**DISPOSITION:** Defendant found in contempt, given 10 days to purge contempt by abating violations and paying \$125 on each citation (total of \$250).

Judge: Mosley

**NAME OF MATTER: Trimboli, Frank**

Location: 504 Walnut Road, Riva, MD 21140

Violation: Basement interior renovations in the **Chesapeake Bay Critical Area** - no permit

**DISPOSITION:** Defendant ordered to complete permit issued prior to trial, fine of \$125 entered.

Judge: Mosley

**NAME OF MATTER: Spencer, Henson B., Jr. t/a JR Septic Systems Services, Inc.**

Location: 1229 Old Dorsey Road, Harmans, MD 21077

Violation: Unauthorized construction of a three bay commercial garage - no permits;  
Unauthorized grading and working over a posted Stop Work Order - no permits

**DISPOSITION:** Consent judgments entered on 3 citations. Defendant agreed to diligently pursue building permit to abate building code violation (no fine - building done by prior owner), and to diligently pursue grading permit. Fine of \$250 entered on citation for working over stop work order.

Judge: Mosley

**NAME OF MATTER: Shanks, Richard and Christina**

Location: 301 Johnson Farm Lane, Glen Burnie, MD 21061

Violation: construction of an accessory structure without a permit

**DISPOSITION:** Citation against Christina Shanks nol prossed. Consent judgment entered with Richard Shanks. Defendant agreed to pay \$250 fine (violation abated prior to trial).

Judge: Mosley

**NAME OF MATTER: Wheeler, Michael**

Location: 788 Nabbs Creek Road, Glen Burnie, MD 21060

Violation: Construction of an extension to existing garage and renovations without permits

**DISPOSITION:** Defendant failed to appear for contempt hearing. Body Attachment issued, \$500 cash only bond, 100%.

Judge: Mosley

**NAME OF MATTER: Tiffany Builders, Inc.**

Location: 2052 Poplar Ridge Road, Pasadena, MD 21122

Violation: Construction of a wrap around porch and upper deck without building permits in the **Chesapeake Bay Critical Area.**

**DISPOSITION:** Citation paid prior to hearing.

Judge: Mosley

**NAME OF MATTER: Rostek, James**

Location: 308 Heather Lane, Pasadena, MD 21122

Violations: Grading without a permit; Failure to have approved Stormwater Management Plans

**DISPOSITION:** Defendants failed to appear. Default Judgment entered requiring the defendant to apply for all grading and stormwater management approvals for the unauthorized work within 30 days of the Order. If work cannot be approved, then the property must be restored. If he fails to act, the County may restore the property at his expense. \$1,000.00 fine imposed.

Judge: Mosley

**NAME OF MATTER: Ponder, David A. & Ellen H.**

Location: 4158 Cadle Creek Road, Edgewater, MD 21037

Violations: Construction of pier and bulkhead outside scope of approved work involving creation of "Fast Land" into tidal waters

Unauthorized grading in the **Chesapeake Bay Critical Area** buffer modification area - No Permits

**DISPOSITION:** Defendants pleaded guilty to grading without a permit and working beyond an approved building permit (SGP). Defendants ordered to apply for and pursue all grading permits and revisions to the building permits required to abate the violation related to the construction of a bulkhead and pier. If the approvals are denied, the defendants must remove the unauthorized work. If the defendants fail to act, the County may remove the unauthorized work at the defendants' expense. A \$750.00 fine imposed.

Judge: Mosley

**NAME OF MATTER: Maguire, Tracie**

Location: 239 Harlem Road, Pasadena, MD 21122

Violation: Building without a Permit

**DISPOSITION:** Defendant contractor failed to appear. \$500 fine imposed.

Judge: Mosley

**NAME OF MATTER: Kirk, Christopher M.**

Location: 319 Cool Breeze Court, Pasadena, MD 21122

Violation: Building without a Permit

**DISPOSITION:** Defendant pleaded guilty. Defendant Ordered to complete work for the deck under the recently issued permit and obtain all inspections. A \$250.00 fine imposed.

Judge: Mosley

**NAME OF MATTER: Jones, Devrick & Carol**

Location: 403 Morningside Drive, Glen Burnie, MD 21061

Violation: Building without a Permit

**DISPOSITION:** Defendants pleaded guilty. Defendants ordered to complete all work allowed under recently issued permit and obtain all inspections. A \$250.00 fine paid.

Judge: Mosley

**NAME OF MATTER: Bonner, Perry (Resident Agent) for Delta Building Corporation**

Location: 906 Blue Ridge Drive, Annapolis, MD 21409

Violations: Failure to comply with approved construction documents and standard grading plan application under building permit

**DISPOSITION:** Defendant contractor failed to appear. Violation abated prior to hearing. A \$500 fine imposed.

Judge: Mosley

**NAME OF MATTER: Forest Management, LLC**

**Location: 2042 Knollview Drive, Pasadena, MD 21122**

Violation: Building (deck and walkway/stairway) without permits (over water and in the **Chesapeake Bay Critical Area** buffer).

**DISPOSITION:** Judge Mosley ordered payment of a \$250 fine + costs and gave the defendant 1 year (and an extension at the discretion of I&P) in which to obtain all necessary approvals and permits from State and County agencies and abate the violation. At the end of the time specified in the order, Defendant is to remove the illegal structure and stabilize the property (in the Critical Area buffer) OR the County may do it and invoice the Defendant for costs associated with the removal.

Judge: Mosley

**NAME OF MATTER: Knighton, Stella**

Location: 107 Montrose Road, Pasadena, MD 21122

Violation: Operation of a multifamily dwelling without a certificate of use

**DISPOSITION:** Defendant was fined \$1000 plus costs and ordered to abate. Defendant failed to appear.

Judge: Mosley

**NAME OF MATTER: Riley, Dolores P.**

Location: 1124 Crestview Drive, Annapolis, MD

Violation: Building interior renovations without permits.

**DISPOSITION:** Defendant was fined \$1000 plus costs and ordered to abate. Defendant failed to appear.

Judge: Mosley

**NAME OF MATTER: Reid, Connie S.**

Location: 120 Marie Avenue, Glen Burnie, MD 21060

Violation: Building front porch deck w/o permits.

**DISPOSITION:** Defendant consented to pay \$250 fine plus costs and abate within 10 days.

Judge: Mosley

**NAME OF MATTER: Shipley, Scott - EBC**

Location: 7631 Second Street, Pasadena, MD 21122

Violation: Work not in conformance with approved stormwater management plan in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Defendant fined \$1000 plus costs and ordered to maintain this property in conformance with the approved SWM plan.

Judge: Mosley

**NAME OF MATTER: Shorey, Kenneth**

Location: 1880 Luce Creek Drive, Annapolis

Violation: Failure to maintain protective measures approved on plans that allowed for sediments to leave the site within the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Defendant was fined \$1000 plus costs and ordered to abate the violation by maintaining effective (SWM) protective measures.

Judge: Mosley

**NAME OF MATTER: Pinkney, William and Izetta**

Location: 428 Mill Swamp Road, Edgewater, MD 21037

Violation: Shed built without permit.

**DISPOSITION:** Nol Pros as to deceased Mrs. Pinkney. Mr. Pinkney ordered to apply for building permit within thirty (30) days and fined \$125.

Judge: Mosley

**NAME OF MATTER: Wanetik, Abbey**

Location: 507 Forest Road, Riva, MD 21140

Violation: Contempt for use of land for the disposal of solid waste

**DISPOSITION:** Defendant agreed to remove all junk, debris and solid waste before April 15, 2009 or \$50/fine/per day will be imposed at that point. A \$500 fine remains.

Judge: Mosley

**NAME OF MATTER: Snyder, April & Shaun**

Location: 207 Sycamore Road, Baltimore, MD 21226

Violation: Building without a Permit

**DISPOSITION:** Defendants pleaded guilty. Ordered to apply for, pursue and obtain all permits for the addition constructed without permits. Given thirty days to submit application. If the permit is not approved, the defendants must remove the illegal addition. If the defendants fail to act, then the County may remove the illegal addition at their expense. A \$250.00 fine was imposed.

Judge: Mosley

**NAME OF MATTER: Johnson, James M. & Daniel A.**

Location: 5811 Belle Grove Road, Baltimore, MD 21225

Violation: Building a porch and shed without a Permit in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant failed to appear. Ordered to obtain permits for the illegal sheds and and porch or remove the illegal structures. Defendant has thirty days to apply for permits. If the permits are denied or if the defendant fails to act, the County may remove the illegal structures at the defendant's expense. A \$625.00 fine was imposed.

Judge: Mosley

**NAME OF MATTER: Manns Management Services, Inc.**

Location: 733 Walnut Avenue, North Beach, MD 20714

Violation: Construction without a permit in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Judgment by Affidavit entered against Manns Management Services, Inc. They were fined \$125 and must apply for, and diligently complete, a permit for the second story addition or remove the illegal construction.

Judge: Johnson

**NAME OF MATTER: Jagirdar BWI Investment, LLC**

Location: Dorsey Road, Glen Burnie, MD 21061

Violation: Failure to Comply with an Unsafe Structure Notice.

**DISPOSITION:** Defendant failed to appear. Defendant ordered to remove all unsafe structures from the properties within 30 days of the Order. If the defendant fails to act, the County may remove the unsafe structures from the properties at the defendant's expense. A \$125.00 fine imposed.

Judge: Mosley

**NAME OF MATTER: Coghill, John R. & Wanda L.**

Location: 8226 Fort Smallwood Road, Baltimore, MD

Violation: Construction of a deck and addition - No Permits

**DISPOSITION:** Defendant pleaded guilty to building without a permit. Ordered that the defendant shall apply for all approvals needed to legalize the addition and porch constructed on the second dwelling at the property without permits within 30 days. If the approvals are denied, the defendant must remove the illegal construction. If the defendant fails to act, the County may remove the illegal construction at the defendant's expense. No fine.

Judge: Mosley

**NAME OF MATTER: Vauthier, Frederick P.**

Location: 443 Cherry Drive, Edgewater, MD 21037

Violation: Construction of a shed, deck and roof over deck - No Permit

**DISPOSITION:** Defendant failed to appear. Defendant ordered to apply for and obtain all approvals required for the illegal sheds and roof over the deck. Application must be submitted within 30 days of the Order. If the defendant does not apply or if the application is denied, then he must remove the sheds and the roof over the deck. If he fails to act, the County may remove the illegal structures at his expense. A \$625.00 fine imposed.

Judge: Mosley

**NAME OF MATTER: Garvin, Edward E. & Julia D.**

Location: 3228 Harness Creek Road, Annapolis, MD 21403

Violation: Injunction - Construction outside scope of permit (plans did not include retaining walls and garage); failure to comply with notices of violation in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Judge Mosley signed order requiring Defendants to submit revised plans within 60 days and to complete work within 45 days thereafter. If the plans are not submitted within 60 days, Defendants are to abate. Likewise, if the work is not done within 45 days, the Defendants are to abate. Fine waived. Judgment for costs only.

Judge: Mosley