

**Code Enforcement Litigation Report  
July 2009**

**NAME OF MATTER: Sakowski, Wayne E.**

Location: 18 Little Mission Court, Pasadena, MD 21122

Violation: Construction of a deck, addition, shed and raised platform without the approved permits.

**DISPOSITION:** Defendant failed to appear. Ordered to remove raised platform/at grade decking within 90 days of the Order. Within 30 days of the order, Defendant must apply for permits for the unauthorized decks, shed and addition at his property. If the permits are denied, then the defendant must remove the unauthorized construction. If he fails to act, the county may remove all of the illegal structures at his expense. \$625.00 fine imposed.

Judge: Johnson

**NAME OF MATTER: Renowned Auto Sales, Inc.**

Location: 142 8th Avenue, Glen Burnie, MD

Violation: Grading without permit.

**DISPOSITION:** Consent Judgment entered. Defendant ordered to apply for all required approvals for the unauthorized parking area within 60 days. If the parking area is not approved, then the Defendant must remove it. If he fails to act, the County may remove the parking area at his expense. \$500 fine (previously paid).

Judge: Johnson

**NAME OF MATTER: Jones, Gregory W. & Kelly S.**

Location: 5629 Solomons Island Road, Lothian, MD 20711

Violation: Renovations to garage - No building permits.

**DISPOSITION:** Defendants failed to appear. Contempt Ordered to obtain all mechanical, electrical and building permits required to legalize the unauthorized den constructed at their property within 30 days. If they fail to act, daily fines of \$50.00 are to be imposed.

Judge: Johnson

**NAME OF MATTER: Basciano, Christopher**

Location: 560 Arundel Avenue, Glen Burnie, MD 21061

Violations: Grading without a permit.

**DISPOSITION:** Defendants Basciano and Ridge dismissed because they no longer own the property. \$500 fine previously paid.

Judge: Johnson

**NAME OF MATTER: Castillo, Linda**

Location: 102 Orchard Road, Riva, MD 21140

Violation: Junk and debris

**DISPOSITION:** Defendant Linda S. Castillo failed to appear. A Default Judgment was entered fining the defendant \$500 and ordering her to remove all trash and debris within thirty days.

Judge: Johnson

**NAME OF MATTER: Simard, David**

Location: 1620 Hilltop Road, Edgewater, MD 21037

Violation: Installation of electrical, plumbing, HVAC with no permits; work performed out of scope of permits.

**DISPOSITION:** Defendant David Simard appeared with counsel Byron L. Huffman, Esq. and agreed to a consent judgment to remove the offending construction including work done outside the building permit within 30 days and if all unauthorized work is removed, the \$125 fine will be waived.

Judge: Johnson

**NAME OF MATTER: Hopkins, Sylvester, Sr. and Barbara**

Location: 4180 Sands Road, Harwood, MD 20776

Violation: Construction of addition on trailer and placement of trailer without permits.

**DISPOSITION:** This case came on for a show cause hearing for contempt of an October 2, 2008 Judgment regarding an illegal mobile home. Defendant Barbara Hopkins agreed to a Stipulation wherein she will apply for approval of a Non-Conforming use for the mobile home and we agreed to postpone the show cause hearing until November 5, 2009 at 1:15 in order to give Zoning a chance to review and decide on her application. If denied, the mobile home will have to be removed.

Judge: Johnson

**NAME OF MATTER: Callahan, James and Janet**

Location: 570 Mayo Road, Edgewater, MD 21037

Violation: Garage renovation – no building permits.

**DISPOSITION:** Defendants, Mr. & Mrs. Callahan both appeared. The defendants signed off on a Consent Judgment wherein they agreed to follow through and obtain the capacity required by the Health Department, at considerable expense, to finish off the requirements of a building permit, and if accomplished in a reasonable period of time (by October 15, 2009), the \$625 fine as to each defendant will be waived.

Judge: Johnson

**NAME OF MATTER: Fajardo, Sulma & Recinos, Carlos**

Location: 1327 Poplar Hill Drive, Annapolis, MD 21409

Violation: Storing oversized vehicles.

**DISPOSITION:** Defendants abated the violation prior to trial. Signed Consent Judgment agreeing to pay \$125 fine plus court costs and maintain their residential property free from oversized vehicles (> 10,000 lbs GVW).

Judge: Johnson

**NAME OF MATTER: Dean, Richard and Kimberlee**

Location: 19 Chautauga Road, Arnold, MD 21012

Violation: Storing untagged vehicles.

**DISPOSITION:** Judgment entered by consent against Richard Dean with a \$125 fine and giving the defendant 30 days to remove, properly store or tag all vehicles on the property. Citation written to Kimberlee Dean was nol prossed.

Judge: Legum

**NAME OF MATTER: Guthman, Thomas**

Location: 1710 Sand Bar Lane, Pasadena, MD 21122  
Violation: Storing unregistered vehicles, junk and debris.

**DISPOSITION:** The defendant failed to appear for trial. Judgment was entered on two citations: one requiring him to keep the subject property free of junk and debris, and another requiring him to remove, properly store, or tag all vehicles on the property. Total fine entered of \$1,000 (\$500 per citation).

Judge: Legum

**NAME OF MATTER: Safak, Samettin and Susan**

Location: 313 Milton Avenue, Glen Burnie, MD 21061  
Violation: Allowing occupancy of a basement apartment with inadequate windows and ceiling height.

**DISPOSITION:** The defendants failed to appear for trial and judgments were entered on all four citations for a total of \$1,000 in fines as follows:

1. Against Samettin for a \$250 fine and requiring him to cease using the basement of the subject property as habitable space until such time, if ever, that the basement has adequate windows.
2. Against Susan for a \$250 fine and requiring her to cease using the basement of the subject property as habitable space until such time, if ever, that the basement has adequate windows.
3. Against Samettin for a \$250 fine and requiring him to cease using the basement of the subject property as habitable space until such time, if ever, that the basement has adequate ceiling height.
4. Against Susan for a \$250 fine and requiring her to cease using the basement of the subject property as habitable space until such time, if ever, that the basement has adequate ceiling height.

Judge: Legum

**NAME OF MATTER: Rennie, Robert and Kimberly**

Location: 223 Circle Road, Pasadena, MD 21122

Violation: Storing untagged vehicles.

**DISPOSITION:** The defendants failed to appear for trial. Judgment was entered against Robert Rennie for a \$500 fine and requiring him to tag, properly store or remove all vehicles on the property. Judgment was entered against Kimberly Rennie on citation for a \$500 fine and requiring her to tag, properly store or remove all vehicles on the property.

Judge: Legum

**NAME OF MATTER: Gauniel, Luther**

Location: 220 Audrey Avenue, Baltimore, MD 21225

Violation: Storing junk and debris on property.

**DISPOSITION:** The defendant failed to appear for trial. Judgment was entered against him for a \$250 fine and he has 10 days to clear the property of all junk, debris and trash and must maintain the property in a clean and sanitary condition.

Judge: Legum

**NAME OF MATTER: Bojorquez, Luis**

Location: 245 Old Line Avenue, Laurel, MD 20724

Violation: Storing untagged/unregistered vehicles.

**DISPOSITION:** The defendant consented to the entry of judgment and an order requiring him to tag, properly store or remove all vehicles on the subject property. The judge reduced the fine to \$200 to be paid within three days.

Judge: Legum

**NAME OF MATTER: Chiran-Ki Gav Garg, LLC**

Location: 4306 Mountain Road, Pasadena, MD 21122

Violation: Maintenance of a contractor's yard with no certificate of use.

**DISPOSITION:** The defendant's agent agreed to the entry of judgment prohibiting the use of the subject property for the operation of any commercial business until such time, if ever, that a zoning certificate of use is issued.

Judge: Legum

**NAME OF MATTER: Lafever, Carla Jean C. (Trustee)**

Location: 331 Belmont Road, Edgewater, MD 21037

Violation: Building of a deck without building permits in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Consent Judgment entered requiring the diligent completion of building permit and assessing a \$250 fine for building a landing deck and steps to grade in the **Chesapeake Bay Critical Area** without a permit.

Judge: Legum

**NAME OF MATTER: Black, Roger**

Location: 5830 Swamp Circle Road, Deale, MD 20751

Violations: 1. Building a new detached garage; 2. New house footings foundation interior renovations with no permits; 3. Grading without a permit in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant consented to judgment and fines. Defendant guilty of building and grading in the **Chesapeake Bay Critical Area** without permits and must reactivate permits within 30 days and diligently complete the permit. Fine of \$250.

Judge: Legum

**NAME OF MATTER: Clark, Kevin**

Location: 3244-A Arundel on the Bay Road, Annapolis, MD 21403

Violation: Grading without a permit.

**DISPOSITION:** Violation abated prior to hearing. \$500 paid.

Judge: Legum

**NAME OF MATTER: Pulley, Russell & Deborah**

Location: 1381 Shirleyville Road, Arnold, MD 21012

Violation: Grading without a permit and failure to obtain a SWM plan.

**DISPOSITION:** Consent Judgments entered against Mr. Pulley. Citations against Mrs. Pulley dismissed. \$1,500.00 in fines paid. Defendants ordered to remove all the wood chip fill from the property within 180 days. May leave 8-10 inches as ground coverage throughout the property. If they fail to act, the County may remove the wood chip fill at their expense.

Judge: Legum

**NAME OF MATTER: Weaverling, James and Marie**

Location: 225 Three Rivers Road, Harwood, MD 20776

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

**DISPOSITION:** Grading violation abated prior to hearing. A \$250.00 fine paid by husband. Citation against wife dismissed.

Judge: Legum

**NAME OF MATTER: Piera, John**

Location: 1421 Mirable Way

Violation: Failure to comply with the approved plans;  
Corrections not completed within the time frame of a SWO.

**DISPOSITION:** Grading violation abated prior to Hearing. A \$250 fine paid on citation. Citation was dismissed.

Judge: Legum

**NAME OF MATTER: Ellison, Mary A. & Stephen**

Location: 183 Magothy Beach Road, Pasadena, MD 21122

Violation: Grading without a permit.

**DISPOSITION:** Violation abated prior to hearing. A \$100 fine imposed against Mr. Ellison and the contractor, Stewarts Tree Service, Inc. Citation against Mrs. Ellison was dismissed.

Judge: Legum

**NAME OF MATTER: Stevens, Carol Ann & Jeffrey L.**

Location: 124 Dennis Road, Severna Park, MD 21146

Violation: Storing portable storage containers and junk and debris.

**DISPOSITION:** Consent Judgment entered against Mr. Stevens. Citations against Mrs. Stevens were dismissed. Fines in the amount of \$250 were imposed but suspended provided that the junk and portable storage containers are removed within 90 days if the appeal of their denial for a non-conforming use is upheld by the Board of Appeals.

Judge: Legum

**NAME OF MATTER: Amadi, Natasha**

Location: 8169 Meade Village Circle, Apt. 344, Severn, MD 21144

Violation: unsanitary conditions throughout apartment unit

**DISPOSITION:** Judgment entered for \$250 fine and requiring defendant to maintain premises in a clean and sanitary condition.

Judge: Legum

**NAME OF MATTER: Chenoweth, Charles and Torney, Peggy**

Location: 962 Waterbury Heights Drive, Crownsville, MD 21032

Violation: Storing untagged vehicles; oversized vehicles on residentially zoned or developed lots.

**DISPOSITION:** The defendants were ordered to abate and were fined \$100 each plus costs.

Judge: Legum

**NAME OF MATTER: Flippo, James & Melody G.**

Location: 3104 Arrowhead Farms Road, Gambrills, MD 21054

Violation: Grading without a permit.

**DISPOSITION:** James Flippo was ordered to abate within 30 days (or such longer time as I&P grants in writing) and was ordered to pay a \$125 fine plus costs and \$100/day for each day thereafter that the violation continues. The charge against Melody (Melody is no longer on the title to the subject property) was Nol Prossed with the Department's approval.

Judge: Legum

**NAME OF MATTER: Herold, Barbara - Caisse Hellmers Family Trust**

Location: 1321 Argyll Drive, Arnold, MD 21012

Violation: Failure to comply with approved stormwater management plans.

**DISPOSITION:** Department advised that Mrs. Herold was "substantially in compliance" and the court ordered her to pay \$200 fine plus costs.

Judge: Mosley

**NAME OF MATTER: Hall, Carlisle & Ayesha**

Location: 107 Linden Lane, Severn, MD 21144

Violation: Building of deck without building permits.

**DISPOSITION:** Defendants abated violations prior to trial. Carlisle Hall ordered to pay a fine of \$125 plus costs; Nol Pros'ed as to Ayesha Hall with Department's approval.

Judge: Legum

**NAME OF MATTER: Sellman, Randy**

Location: 3 Gordon Lane, Glen Burnie, MD 21061

Violation: Storing of unregistered vehicles; junk and debris.

**DISPOSITION:** Defendant was ordered to abate and pay \$200 fines (\$100 for unregistered vehicle and \$100 for junk and debris) plus costs plus additional daily fines in the amount of \$100 for continuing violations after the abatement deadline.

Judge: Legum

**NAME OF MATTER: Taylor, David T. and David W.**

Location: 103 West 11th Avenue, Baltimore, MD 21225

Violation: Storing of untagged, unregistered vehicles.

**DISPOSITION:** Defendants failed to appear. Each defendant was ordered to abate within 10 days and pay \$250 fine plus costs.

Judge: Legum

**NAME OF MATTER: Thomas, Ophelia**

Location: 7362 Holstein Avenue, Glen Burnie, MD 21061

Violation: Storing of junk on property.

**DISPOSITION:** Defendant ordered to abate within 2 weeks and pay \$100 fine plus costs.

Judge: Legum

**NAME OF MATTER: Omer, Earl V. and Millersville Construction & Development Company, Inc.**

Location: 7205 Ohio Avenue, Hanover, MD 21076

Violation: Storing untagged vehicles; oversized vehicle; business in residential district; storing trailers on property; and junk & debris.

**DISPOSITION:** Consent Judgment entered. Defendant agreed to remove: all inoperable or unregistered motor vehicles within 30 days; all storage containers within 75 days; all oversized vehicles and construction equipment within 6 months, and to remove a minimum of two pieces of equipment or vehicles each month; all junk and solid waste within 6 months; to keep the subject property free from all items required by the Judgment to be removed, and that the property shall not be used as a contractor's/storage yard. Fine of \$500 imposed.

Judge: Megan Johnson