

**Code Enforcement Litigation Report  
August 2009**

**NAME OF MATTER: Costello, William and Janice**

Location: 1423 Sharps Point Road, Annapolis, MD 21409  
Violation: Violation of consent order dated October 20, 1998

**DISPOSITION:** Violation abated. \$500 fine paid. Petition for Contempt Dismissed.

Judge: Lerner (Circuit Court)

**NAME OF MATTER: McKee, Dolores E. and Thomas P.**

Location: 110 Church Street, Baltimore, MD 21225  
Violation: Untagged-unregistered vehicles

**DISPOSITION:** Defendants failed to appear. Default Judgments of Contempt entered with additional \$500 in fines. Defendants ordered to remove unregistered vehicles within 30 days. If the Defendants fail to act, the County may remove the unregistered vehicles at their expense.

Judge: Legum

**NAME OF MATTER: Dring, Jr., Lawrence E.**

Location: 7748 West Shore Road, Pasadena, MD 21122  
Violation: Construction of a deck in the **Chesapeake Bay Critical Area** without required permit.

**DISPOSITION:** Defendant failed to appear and Default Judgment entered. A \$500 fine was imposed. Defendant ordered to apply for all required approvals for the illegal deck within 30 days of judgment. If the approvals are denied then the defendant must remove the illegal deck. If he fails to act, the County may remove the illegal deck at his expense.

Judge: Legum

**NAME OF MATTER: Hartlaub, Anne Marie**

Location: 355 Berkshire Drive, Riva, MD 21140  
Violation: Failure to comply with approved construction documents (Standard Grading Plan) for building permit.

**DISPOSITION:** Defendant pleaded guilty to working beyond an approved building plan. Violation abated prior to court. \$125.00 fine imposed.

Judge: Legum

**NAME OF MATTER: Fagins, Darin & Charisse**

Location: 1540 Lincoln Road, Shady Side, MD 20764

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

**DISPOSITION:** Defendant pleaded guilty to working beyond an approved building plan. Violation abated prior to court. \$200.00 total fine imposed.

Judge: Legum

**NAME OF MATTER: Ziemann, Norbert G.**

Location: 457 Edgewater Road, Pasadena, MD 21122

Violations: Grading without a Permit

**DISPOSITION:** Defendant addressed the court on the fine and a fine of \$200 was imposed. All violations abated prior to trial.

Judge: Legum

**NAME OF MATTER: Stratton, Jeff O.**

Location: 7919 Sea Breeze Drive, Baltimore, MD 21225

Violation: Outside storage of junk or debris; solid waste and use of land as a junkyard.

**DISPOSITION:** Consent Judgment entered. Defendant agreed to keep property free from junk and solid waste. Fine of \$1,000 suspended, full amount to be due in the event defendant fails to comply with the terms of the judgment.

Judge: Legum

**NAME OF MATTER: Tom, Richard and Eva**

Location: 1668 Cedar Lane, Shady Side, MD 20764

Violation: Construction of shed - no permit

**DISPOSITION:** Two Building Code violations each - Construction of shed w/o permit and Failure to comply w/notice of violation. Defendants abated all violations before trial. County nol pros'd citations against Eva Tom and Richard Tom paid fines prior to court.

Judge: Legum

**NAME OF MATTER: Coleman, Tracy C. & Suzanne E.**

Location: 780 MD Route 3 SB - Tax Map 37, Block 2, Parcel 16 - Gambrills, MD 21054

Violation: Unauthorized grading; failure to conform to approved plans and creation of non-permitted impervious surface(s) without the require stormwater management plan. Also includes unauthorized construction of a fence 6' in height or greater without the required building permit.

**DISPOSITION:** Consent Judgment entered. Defendant ordered to remove all existing impervious coverage but for 16,000 square feet and driveway as previously approved. Must plant 50 native species trees in area where coverage is removed and put up a barrier between where the plantings are and the allowed impervious coverage.

Judge: Consent Judgment entered prior to Hearing date.

**NAME OF MATTER: Flaherty, Jan M.**

Location: 1446 Ridgeway Road, Arnold, MD 21012

Violation: Construction of a screened in porch without the approved permits

**DISPOSITION:** Consent Judgment entered. Defendant ordered to apply for all approvals needed for illegal porch within 45 days of judgment. If illegal porch is not approved, she must remove the illegal porch. If she fails to act, the County may remove the illegal porch at her expense.

Judge: Consent Judgment filed with the Court prior to the Hearing date.

**NAME OF MATTER: Solid Masonry and Tile, LLC**

Location: Jackson Grove Road, Odenton, MD 21113

Violations: Construction of two accessory structures and a six foot fence without a permit; grading without a permit.

**DISPOSITION:** Defendant failed to appear. Judgment entered, fine of \$500 imposed. Defendant ordered to remove two illegal accessory structures and illegal fence within 30 days or apply for permits.

Judge: Legum

**NAME OF MATTER: Drocella, Robert L. & Pamela M.**

Location: 5004 Brookwood Road, Baltimore, MD 21225

Violation: Maintaining accessory structure in a manner that is not in good repair and maintaining windows in a manner that is not in good repair.

**DISPOSITION:** Defendants failed to appear. Judgments entered in 4 citation cases - fine of \$250 imposed in each case. Violations abated prior to trial.

Judge: Legum

**NAME OF MATTER: Cosgrove, Jr., Raymond P. & Paige M. and Backyard Expressions, LLC**

Location: 7605 Quarterfield Road, Glen Burnie, MD 21061

Violation: Construction of a deck without the required permits and failure to comply with a notice of violation.

**DISPOSITION:** Consent Judgment entered with Raymond Cosgrove on Citation 2Z34074742. Defendant agreed to diligently pursue completion of permit for illegally constructed deck. Citation 3Z34074743 paid prior to court and marked as paid by the court. Citations against Paige Cosgrove were nol prossed. Defendant Backyard Expressions LLC failed to appear. Judgment entered in the amount of \$500 on Citation 6Z34074746 and \$125 on 0Z34074747.

Judge: Legum

**NAME OF MATTER: Langevin-Mahoney, Anne Marie (Trustee)**

Location: 620 Fairhaven Road & 6620 Revell Road, Tracys Landing, MD 20779

Violations: Construction - No Permits; Grading in the **Chesapeake Bay Critical Area** - No Permits

**DISPOSITION:** Defendant contractor failed to appear. \$1,500.00 default judgment entered. Violation abated prior to Court by property owners.

Judge: Mosley

**NAME OF MATTER: Rehman, Syed Mohammad Aziz**

Location: 14 Queen Anne Road, Glen Burnie, MD 21060  
Violation: Construction of an addition without required permit.

**DISPOSITION:** Building Code citation for construction of an addition without permit. Defendant entered into Consent Order; judge imposed \$200 fine.

Judge: Legum

**NAME OF MATTER: Curtis Bay Athletic Club, Inc.**

Location: 9325 Fort Smallwood Road, Pasadena, MD 21122  
Violation: Construction of a retaining wall and carport without permits; grading without a permit in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Defendant admitted the violations and was ordered to pay \$125 for each citation (Building & Grading) plus court costs and to abate the violations within 30 days.

Judge: Legum

**NAME OF MATTER: Williams, Josephine and Faulkner, Irma**

Location: 24 Ferndale Avenue, Glen Burnie, MD 21061  
Violation: Storing solid waste and junk and debris on the property.

**DISPOSITION:** Client agreed to nol pros as to the mother (Faulkner) in return for Williams' Consent Judgment to pay the \$125 fine and costs and abate within 30 days. Court signed the Consent Order.

Judge: Legum

**NAME OF MATTER: Kempin, Linda**

Location: 676 Creek Road, Severna Park, MD 21146  
Violation: Construction of seven pier pilings without required permit in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Client advised that the Defendant had fully abated prior to trial. Defendant paid \$500 fine prior to trial. Court noted the payment and abatement.

Judge: Legum

**NAME OF MATTER: Thompson, John D. & Susan K.**

Location: 175 Carvel Beach Road, Baltimore, MD 21226

Violation: Construction without the required inspections.

**DISPOSITION:** Defendants failed to appear. Default Judgment entered for \$750.00. Defendants ordered to obtain all inspections for work performed under the permit and bring the work into the scope with what was originally approved under the permit. They may also amend the permit to have the additional work covered by the permit but if the additional work is not approved, then the work must be brought into compliance with the building plans approved under permit. If the defendants fail to act, the County may remove the unauthorized work at the defendants' expense.

Judge: Mosley

**NAME OF MATTER: Harbauer, Craig**

Location: 386 Alameda Parkway, Arnold, MD 21012

Violation: Unauthorized construction of a bulkhead - no permit; Unauthorized grading in the **Chesapeake Bay Critical Area** buffer modification area - no permit.

**DISPOSITION:** Defendant paid \$1,000 fine (50% of total fines) prior to trial. Violation was completely abated prior to trial. Judge noted payment of fine and abatement.

Judge: Legum

**NAME OF MATTER: Zetlin, Irvin**

Location: 822 Bay Front Avenue, North Beach, MD20714

Violation: Replacement of existing deck in the **Chesapeake Bay Critical Area** - no permits

**DISPOSITION:** Defendant fully abated all violations prior to trial and client agreed to accept \$250 fine (50% of total due under citations) in settlement. Court noted payment of the fine and abatement.

Judge: Legum

**NAME OF MATTER: Shannahan, Patrick ats. AACo.**

Location: 630 West Central Avenue, Davidsonville, MD 21035

Violation: construction without required permits

**DISPOSITION:** Petition for contempt dismissed, underlying judgment to remain in place.  
Defendant has no unregistered vehicles on property at this time.

Judge: Mosley