

**Code Enforcement Litigation Report
August 2019**

NAME OF MATTER: Broseker, Brian

Location: B&A Boulevard, Pasadena, MD 21122, Map 24, Block 1, Parcel 0766

Violation: Contempt – Outside storage of untagged vehicles; junk and debris

DISPOSITION: This matter is set for a review hearing on Defendant's compliance with prior judgments. Defendant failed to appear. A body attachment issued with a \$1,000 cash bond. The prior Orders remain in place and authorize the County to abate the violations at Defendant's expense.

JUDGE: Pryal

NAME OF MATTER: Central Sod Farms

Location: 5501 Swamp Circle Road, Churchton, MD 20733

Violation: Construction of front and rear deck without the required building permit

DISPOSITION: Prior to court, the violation was abated by completion of the permit and payment of the fine, plus service costs, in the amount of \$562.50. The Complaint was then dismissed by County.

JUDGE: Pryal

NAME OF MATTER: Chisholm, Thomas and Patricia

Location: 8375 Beachwood Park Road, Pasadena, MD 21122

Violation: Contempt – Construction of shed without the required building permit

DISPOSITION: This matter was postponed to March 5, 2020. Defendant is in the process of applying for a special exception and the process will take approximately six months.

JUDGE: McKenna

NAME OF MATTER: Dean-Boxall, Sharon

Location: 1303 Hillcrest Rd., Glen Burnie MD 21061

Violation: Two principal structures on one lot; the two structures consist of a duplex dwelling and a semi-detached dwelling.

DISPOSITION: This matter was postponed at Defendant's request prior to court. The case was reset to October 31, 2019.

JUDGE: N/A

NAME OF MATTER: Dorsey, John A.

Location: 300 Fiddlers Hill Road, Edgewater, MD 21037

Violation: Grading without a permit; development without an approved stormwater management plan in the **Chesapeake Bay Critical Area**

DISPOSITION: This case was postponed to November 7, 2019. Defendant had boring samples done on August 20, 2019 and will be submitting a plan as to removal or restoration.

JUDGE: McKenna

NAME OF MATTER: Eurice, James H.

Location: 0 Eagle Hill Road, Pasadena, MD 21122

Violation: Interior and exterior renovations without a permit in the **Chesapeake Bay Critical Area** and renovations to an accessory structure without a permit

DISPOSITION: A joint postponement was granted to January 2, 2020. The parties will hold a meeting to discuss abatement on August 13, 2019.

JUDGE: Pryal

NAME OF MATTER: Frazier, Connie (Brewis, Robert)

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122

Violation: Contempt – Storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

DISPOSITION: A review hearing occurred and Defendant is making progress towards abatement. Next review hearing is scheduled for October 3, 2019.

JUDGE: Pryal

NAME OF MATTER: Giddings, Richard and Mary

Location: 0 Brock Bridge Road, Laurel, MD 20724

Violation: Building occupied without a certificate of occupancy (permit B02324837)

DISPOSITION: Defendant obtained a certificate of occupancy prior to court. A Consent Judgment was entered under which Defendants are required to remove the temporary toilet facility from the subject property by August 31, 2019 and states that any further development or use of the structures on the property will require mandatory hook up to water and sewer. The fine of \$250 against each Defendant was suspended pending compliance.

JUDGE: Pryal

NAME OF MATTER: Haefner, Henry and Marie

Location: 8482 Arbutus Road, Pasadena, MD 21122

Violation: Outside storage of untagged vehicles; junk and debris

DISPOSITION: This matter was postponed to November 7, 2019 by consent of the parties. Defendant continues to make progress towards abating the violation.

JUDGE: Pryal

NAME OF MATTER: Hall, Gerald L., Carlos S. and Roland A. (Injunction)

Location: 400 Magothy Bridge Rd., Pasadena MD 21122

Violation: Filling stream bed with boulder and dirt to create a bridge in the **Chesapeake Bay Critical Area** without the required grading permit

DISPOSITION: Defendant requested a postponement because a defense attorney was just retained. The matter was reset to October 3, 2019.

JUDGE: Pryal

NAME OF MATTER: Harlow, Jr., Robert L.

Location: 6608 Harrison Avenue, Linthicum MD

Violation: Outside storage of unregistered vehicles, junk, and an oversized vehicle; use not permitted

DISPOSITION: The property was sold to a new owner, so the case was dismissed.

JUDGE: N/A

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

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

Violation: Permit required for grading in excess of 5,000 sf.; development without an approved stormwater management plan, over 5,000 sf.

DISPOSITION: Prior to court, the parties requested a joint postponement. Defendants are waiting for OPZ to consent to the issuance of a grading permit.

JUDGE: N/A

NAME OF MATTER: Magnum Excavation (w/ Chesapeake Plumbing & Heating and NVR, Inc.)

Location: 8406 Adare Court, Millersville MD 21108

Violation: Illegally discharging storm water into the Anne Arundel County sewer system

DISPOSITION: This matter was settled prior to court due to receipt of a check in the amount of \$4,178.78 from NVR, Inc. This reflects payment of \$3,000 in fines and \$1,178.78 in reimbursement for the charges incurred by the County Department of Public Works as a result of the remediation needed to address the illegal discharge.

JUDGE: N/A

NAME OF MATTER: McAllister, Brandon

Location: 7733 Ford Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear. A fine of \$1,000, plus service costs of \$100, were imposed as a Judgment against the Defendant (for a total of \$1,100). The Defendant is to remove all unregistered vehicles from the subject property and keep the property free from the same.

JUDGE: Pryal

NAME OF MATTER: Moyer, Valerie A. (936)

Location: 936 1st Street, Baltimore, MD 21225

Violation: Contempt – Accumulation of rubbish/garbage

DISPOSITION: Defendant failed to appear. A Judgment of \$500 was entered, plus service costs of \$25 (for a total of \$525). Defendant was ordered to remove all rubbish and garbage from the subject property within 30 days. If Defendant fails to do so, the County is authorized to enter the

property and remove the rubbish and garbage at Defendant's expense.

JUDGE: Pryal

NAME OF MATTER: Parrish, Murrell, Jr. (EBC)

Location: 7957 Elizabeth Road, Pasadena, MD 21122

Violation: Contempt – Construction of a deck and shed without permits

DISPOSITION: This matter was postponed to October 3, 2019 since Defendant's deadline to complete abatement was August 30, 2020 (which was after the August 22, 2019 hearing date).

JUDGE: Duden

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: This matter was postponed to November 7, 2019 by consent of the parties. The Defendant is working towards obtaining permits. There is a building moratorium in Sherwood Forest until Labor Day, so the Defendant cannot proceed until after then.

JUDGE: Pryal

NAME OF MATTER: Ribeiro, David and Cristina

Location: 7712 Gunther Place, Glen Burnie, MD 21060

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

DISPOSITION: Defendants' Motion to Stay Enforcement and Revise Consent Judgment heard before the court. Defendants argued that they were not required to execute a Forestation Agreement under the terms of the Consent Order. The court denied the Motion and ordered that Defendants shall be required to abide by the Consent Order, which requires them to submit a signed Forestation Agreement, along with a refundable bond and inspection fee as directed by the Department of Inspections and Permits. The deadline to complete plantings was extended to December 31, 2019.

JUDGE: Pryal

NAME OF MATTER: Robinson, Allen R. and Teresa L. (EZC Injunction)

Location: 8283 Brockbridge Road, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles, outside storage without screening, no certificate of use

DISPOSITION: A Consent Judgment with Allen Robinson was entered. Teresa Robinson no longer owns the property. The Consent Judgment enters a fine of \$1,000, plus service costs of \$77.40 (for a total of \$1,077.40). Defendant has 90 days to pay the \$1,000. A fine of \$4,000 is suspended pending Defendant's compliance with the Judgment. Defendant agreed to remove all junk and solid waste within 30 days and keep the property free from the same. Defendant agreed to remove all unregistered or inoperable vehicles within 30 days, unless the vehicles are in association with a business for which approval is being approved. Defendant shall, within 30 days, either respond to outstanding comments or submit new applications for all plans and permits required to legalize businesses. Defendant shall respond to all comments within 30 days. Defendant shall obtain approval, and diligently pursue completion of all required plans and permits and request and obtain all inspections up through and including a final inspection by February 1, 2020, unless the deadline is extended by agreement of the parties. Defendant shall apply for and obtain all required zoning certificates of use by February 1, 2020, unless the deadline is extended by agreement of the parties. If Defendant fails to comply with the Judgment, the County may enter the subject property and remove all unregistered vehicles, junk and solid waste and business equipment and materials at the expense of the Defendant. This matter was set in for a review hearing on February 6, 2020, at which time the parties may consider a further extension of the deadline (if Defendant is diligently working through the process).

JUDGE: Pryal

NAME OF MATTER: Starlings, Ronald D. (Injunction - Expired Bldg. Permit)

Location: 1422 Shot Town Road, Annapolis, MD 21409

Violation: Contempt – Unauthorized construction of a deck, carport foundation and retaining walls; expired building permit

DISPOSITION: A Consent Judgment of Constructive Civil Contempt was entered against the Defendant. Defendant agreed to apply for or renew building permits, to include all required variances within 30 days and to apply for all grading permits and stormwater management plans within 30 days after a decision is made on his variance application. The Defendant is to respond to all comment letters within 30 days and to apply for all trade permits within 30 days of permit issuance. Defendant shall diligently pursue completion of all permits. If Defendant fails to comply with the timelines in the Contempt Judgment, Defendant shall remove all illegal structures. If Defendant

fails to remove all illegal structures, the County is authorized to enter the property and do so at the Defendant's expense. A fine of \$1,000 was suspended pending Defendant's compliance. Service costs of \$50 entered as Judgment against Defendant.

JUDGE: McKenna

NAME OF MATTER: Two Farms, Inc.

Location: 400 South Camp Meade Road, Linthicum, MD 21090

Violation: Temporary and freestanding signs

DISPOSITION: The violation was abated prior to trial, so the County dismissed the case without prejudice.

JUDGE: Pryal