

**CODE ENFORCEMENT LITIGATION REPORT
NOVEMBER 2020**

NAME OF MATTER: Barrett, Jr., William R.

Address: 337 West Arundel Road, Baltimore, MD 21225
Violation: Parking, storage, collection abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle including motor vehicles, boats, or trailers that does not display all information required by law, including current registration plates and validation stickers.

DISPOSITION: Defendant appeared for trial on November 10, 2020. The violation was abated a nolle prosequi was entered.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 & vacant parcel identified as tax map 9, block 19, parcel 0516, on Queenstown Road adjacent to 736 Queenstown Road
Violations: (1) Contempt Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and Grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

DISPOSITION: This case was set for a review hearing on November 5, 2020 to check on the progress of abatement. Prior to the hearing, Defendants were to hold a community meeting; however, due to COVID-19, the community meetings were canceled. At this time, a follow up review date has not been set since we are unsure when the community meetings will resume.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Bumbasi, Randolph and Jessica

Location: 8105 Lambeth Garth, Severn, MD 21144
Violation: Failure to maintain stormwater management devices

DISPOSITION: The parties agreed to postpone this matter to January 7, 2021, to allow Defendants time to finish abatement.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Capitol Chimney Service

Location: 6307 Westmont Court, Dunkirk, MD 20754

Violation: Construction of a new outdoor wood chimney and flu pipe without the required building permit

DISPOSITION: The Court granted Defendant's postponement request, and the matter has been reset to January 19, 2021.

JUDGE: Axel

ATTORNEY: LKT

NAME OF MATTER: Cat's Paws, LLC (Injunction)

Location: 6708 & 6712 Fort Smallwood Road, Baltimore, MD 21226

Violation: Large volume of junk, unregistered vehicles, and shipping containers

DISPOSITION: The Defendant appeared for trial on November 5, 2020, and claimed to not be the owner of the property anymore. The Defendant alleged that the previous owner, Don Warner, retook possession of the property. Case postponed to research ownership of the property.

JUDGE: Mosely

ATTORNEY: CGR

NAME OF MATTER: Cintron, Denise N. (Injunction)

Location: 916 Mt. Zion Marlboro Road, Lothian MD 20711

Violation: Outside storage of unregistered vehicles, junk and debris, and shipping container, use not permitted and specifically allowed; accessory use on a lot without a principal structure

DISPOSITION: This case was postponed to December 3, 2020 to be heard with Ms. Cintron's other pending case. Abatement is progressing and the violations should be abated by the December 3rd trial date. At that time the County would be attempting to obtain an order requiring the property to remain free from violations.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Dunne Wright Services, LLC

Location: 4020 Belle Grove Road, Baltimore, MD 21225
Violation: Duplex in R5 zoned district

DISPOSITION: The Defendant failed to appear in court. A default Judgment of Contempt was entered requiring the Defendant to pay fines and costs totaling \$1,220.00 and to abate the violation within thirty days.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Elion, Kevin E.

Location: 1985 Goose Neck Rd., Pasadena MD 21122
Violations: Unauthorized construction of an addition to house

DISPOSITION: The Defendant failed to appear and a default Judgment was entered. The Defendant has to pay fines and costs of \$700.00 within thirty days and abate the violation by applying for a building permit within thirty days and thereafter diligently pursue completion of the permit.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Falls, Kevin A. & Charles S., & Wilson, Valerie (aka MAK Real Estate LLC)

Location: 321 Market Space Street, Laurel, MD 20724
Violation: Outside storage of unregistered vehicles, junk and debris; no certificate of use

DISPOSITION: The violations on the property were abated prior to the hearing date by the new owner, and the injunction was dismissed.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Haney, Dennis

Location: 153 Riviera Drive, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared for trial on November 10, 2020. Two default Judgments were entered ordering the Defendant to abate the violations within thirty days of the date of the Judgments by removing all inoperable/unregistered vehicles and junk/solid waste from the subject property. If the Defendant fails to abate the violations within those thirty days, then the County may abate the violations at the Defendant's expense. Additionally, Defendant was ordered to pay a fine of \$250.00 for each violation, for a total of \$500.00.

JUDGE: Axel

ATTORNEY: EMR

NAME OF MATTER: Harry, Sr., Bruce and Shirley

Address: 856 Brighton Place, Glen Burnie MD 21061
Violation: Parking, storage, collection abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle including motor vehicles, boats, or trailers that does not display all information required by law, including current registration plates and validation stickers.

DISPOSITION: This case was entered nolle prosequi as the violation was abated.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: Jeffrey, Teresa M.

Location: 262 Gina Court, Pasadena, MD 21122
Violation: Construction of shed greater than 64 square feet without the required permit in the Chesapeake Bay Critical Area

DISPOSITION: The Defendant failed to appear and a default Judgment of Contempt was entered. Defendant must pay fines and costs totaling \$1,595.00 within thirty days and abate the violation by applying for the necessary permits and variances for the shed within thirty days.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Kenney, Robert C. and Julia A.

Location: 324 Buena Vista Avenue, Arnold, MD 21012
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in trial on November 5, 2020. The Defendant failed to appear and two default Judgments were entered. The first default Judgment ordered the Defendant to abate the violation on the subject property within thirty days of the date of the Judgment by removing all junk and solid waste from the subject property. If the Defendant fails to remove the junk and solid waste from the subject property within thirty days, then the County may abate the violation at the Defendant's expense. Additionally, the Defendant was ordered to pay a fine of \$1,000.00 for the violation. The second default Judgment ordered that the Defendant is in contempt of court for violating a previous order, and the Defendant may purge the contempt by paying a fine of \$500.00 for her contempt of court, and to abate the violation by removing all unregistered/inoperable vehicles from the subject property within thirty days of the date of the Judgment. If the Defendant fails to remove all unregistered/inoperable vehicles from the subject property within thirty days, then the County may abate the violation at the Defendant's expense. The total amount owed to the County between the two default Judgments is \$1,500.00.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Lewis, Tony D. and Charlotte M. - INJUNCTION

Location: 1911 N. Lawrence Ave., Annapolis MD 21401
Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendants appeared and a consent Judgment was entered. The Defendants were fined \$1,000 each, with all but \$125 each suspended, and collective service costs totaling \$75 imposed. The Defendants have ninety days to abate the violations on the property.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Locklear, Randy L. and Karen C.

Location: 1025 7th Street, Glen Burnie, MD 21060
Violation: Construction of an accessory structure without the required permit in the Chesapeake Bay Critical Area

DISPOSITION: The Defendant appeared for trial on November 5, 2020 and the case was postponed to allow additional time to cure the contempt. The Defendant has paid the ordered fines/costs and obtained the necessary permits, so all that is left is to pass the necessary inspections.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Marinelli, Bonita

Location: 3268 Rolling Road, Edgewater, MD 21037
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear for trial November 5, 2020. A default Judgment of Contempt was entered requiring the Defendant to pay fines of \$1,000 and court costs of \$50, and to abate the violations within thirty days.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Marshall, Richard T. and Wendy A.

Location: 6164 Drum Point Road, Deale, MD 20751
Violation: Permit required for grading and sediment controls; development without an approved stormwater management plan; and, construction of an accessory structure, shed and deck without the required permits

DISPOSITION: The parties and their attorney failed to appear. The Court entered a default judgment that ordered Defendants to obtain the necessary stormwater management plan and building permits within thirty days. A fine in the amount of \$10,625 was entered as judgment against each Defendant along with \$84.60 in service costs for a total of \$21,334.60.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: McGhee, George H.

Location: 1305 Magnolia Avenue, Annapolis MD 21409
Violation: Outside storage of unregistered vehicles

DISPOSITION: This case was postponed at the County's request. Apparently both owners listed on the deed, George McGhee and Margaret McGhee, are deceased. The County will look into who the correct party is to bring an action against.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: McGlynn, Brian C. and Martha R.

Location: 107 Glen Road, Glen Burnie, MD 21060
Violation: Sump pump drainage

DISPOSITION: The parties agreed to postpone the matter to allow time to discuss abatement options with Inspections & Permits and Department of Public Works. This matter has been reset to December 29, 2020.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: McCann, Kevin & Carroll-McCann, Suzanne

Location: 8260 Riverside Drive, Pasadena MD 21122
Violation: Parking, storage, collection, abandonment of any inoperable wrecked, partially dismantled or destroyed vehicle including motor vehicle, boats or trailers that does not display all information required by law, including current registration plates and validation stickers.

DISPOSITION: These cases were called for trial on November 10, 2020, and both Defendants failed to appear. Judgments on Affidavit were entered against both Defendants. Both orders require payment of \$500 in fines and \$30 in court costs, and abatement of the violation within thirty days.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: Miski, Ahmad (INJUNCTION)

Location: 141 Winchester Road, Annapolis MD 21409
Violation: Construction of a new pergola, deck, addition and water access stairs without a grading permit in the Chesapeake Bay Critical Area.

DISPOSITION: This matter appeared for trial on November 10, 2020. The parties requested a joint postponement to allow the Defendant additional time to abate the violations. The Court granted the postponement request and reset this matter to May 6, 2021.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Nawabi, Fareedullah (INJUNCTION)

Location: 4700 Ritchie Hwy., Baltimore, MD 21225

Violation: Unauthorized operation of an automobile repair business in a C2 zoned district; outside storage of unauthorized vehicles.

DISPOSITION: The Defendant failed to appear and a default Judgment was entered. The Defendant must pay fines and court costs of \$3,065.60 within thirty days and to abate all violations within thirty days.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: O & O Investment, LLC

Location: 1166 Patuxent Road, Odenton, MD 21113

Violation: Construction of interior and exterior renovations without the required building permit

DISPOSITION: The Court ruled that service by certified mail was insufficient and requested that the County re-serve the Defendant. The matter was postponed until April 22, 2021.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Palmer, Judith A.

Location: 521 Defense Highway, Annapolis, MD 21401

Violation: No certificate of use

DISPOSITION: The parties filed a joint postponement request prior to trial which was granted by the Court. The case is reset to February 4, 2021.

JUDGE: Axel

ATTORNEY: LKT

NAME OF MATTER: Pinkney, William A., III (Injunction)

Location: 428 Mill Swamp Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles, junk and debris, and portable storage container; use of land for disposal of junk

DISPOSITION: Violation abated and case was dismissed.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Quintanilla, Jose E.

Location: 101 Phipps Lane, Annapolis, MD 21403

Violation: Construction of a retaining wall without the required building permit

DISPOSITION: This matter appeared for trial on November 5, 2020. Defendant was unable to pass the Covid-19 screening performed by the Court and thus was denied access to the building. Accordingly, this matter was postponed and reset to April 22, 2021.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Reck, Vicky and Lochary, Christopher J. (Injunction)

Location: 111 Greenway Street NW, Glen Burnie MD 21061

Violation: Unregistered Vehicles

DISPOSITION: The matter was called for trial on November 5, 2020 and the Defendants failed to appear. A default Judgment was entered requiring the Defendants to pay a \$1,000 fine each, and to abate the violations within thirty days.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Richardson, Charmaine C.

Location: 1071 Lower Pindell Road, Lothian MD 20711

Violation: Using land for parking, storage, collection, accumulation or abandonment of inoperable, wrecked, partially dismantled, or destroyed vehicle or of a vehicle that does not display all information required by law, including a current registration plate and validation.

DISPOSITION: The Defendant called the court to inform them that she was undergoing quarantine at present and could not appear. The case was postponed at the Defendant's request.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: Safak, Samettin

Location: 6013 Ritchie Highway, Baltimore, MD 21225

Violation: Construction of a new tenant space without an approved building permit (Lopez Auto Service)

DISPOSITION: The parties agreed to postpone the matter to allow time for the certificate of occupancy application to be reviewed. The case was reset to April 22, 2021.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Scott, Karen Sue

Location: 3946 Ramsey Drive, Edgewater MD 21037

Violation: Using land for parking, storage collection, accumulation, or abandonment of inoperable, wrecked, partially dismantled, or destroyed vehicle or of a vehicle that does not display all information required by law, including a current registration plate and validation.

DISPOSITION: Defendant failed to appear and judgment on affidavit entered. Defendant has thirty days to pay fines and costs of \$545.00 and thirty days to abate violation. The Defendant filed a motion immediately after the hearing claiming to have been in the wrong courtroom and asking to reopen the case. The request was denied by Judge Butcher.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Skeete, Gayle A.

Address: 1469 Chesapeake Ave., Annapolis MD 21403
Violation: Construction or work without a work permit on waterfront property located in the Chesapeake Bay Critical Area.

DISPOSITION: The case was called for trial and a Consent Judgment was entered. The Defendant must pay \$125 in fines and \$50 in service costs within thirty days. The Defendant also has to submit a pre-file to Office of Planning and Zoning by December 1, 2020, secure the property against casual entry by December 1, 2020, submit a variance application by January 1, 2021, and submit the necessary building permit applications within thirty days of a variance decision.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Snyder, Wayne (INJUNCTION)

Location: 22 Tennessee Avenue, Pasadena MD 21122
Violation: Parking of a vehicle with a manufacturers gross vehicle rating of more than 10,000 pounds on a residentially zoned or developed lot; the operation of a swimming pool service business in a R2 zone; a use not permitted in a residential zoning district; a use not specifically allowed in this article is prohibited.

DISPOSITION: A consent Judgment was entered. The fines of \$3,000 were suspended pending compliance with the order. The defendant has fourteen days to abate the violations and thirty days to pay the service costs of \$55.00.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Southstar Ltd., Partnership

Location: 3605 Merion Court, Davidsonville MD 21035
Violation: Failure to comply with approved grading permit plans and failure to have approved Stormwater Management Plans.

DISPOSITION: The Defendant paid the citations while the hearings were proceeding. As a result, one citation was marked as paid, the other resulted in a Judgment on affidavit. The Defendant abated the violation and no longer owns the property.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: Stevens, Albert W. and Betty G. (deceased)

Location: 79 W. Central Avenue, Edgewater, MD 21037
Violation: Grading without a permit in excess of 5,000 square feet; development without an approved stormwater management plan

DISPOSITION: The parties agreed to postpone the matter to allow Defendant time to complete the grading permit. No reset date has been issued yet.

JUDGE: Axel

ATTORNEY: LKT

NAME OF MATTER: Stubbins, Dianne

Location: 8452 Bay Drive, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on November 10, 2020. Defendant appeared with counsel. The parties jointly requested a postponement to allow the tenant of the subject property additional time to abate the violations. The Court granted the postponement request and reset this matter to January 12, 2021.

JUDGE: Axel

ATTORNEY: EMR

NAME OF MATTER: Telson, Christopher M. and Michelle N.

Location: 7933 Cross Creek Drive, Glen Burnie MD 21061
Violation: Parking, storage, collection, abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle including motor vehicles, boats or trailers that does not display all information required by law, including current registration plates and validation stickers.

DISPOSITION: This case was entered nolle prosequi as the violation was abated.

JUDGE: Axel

ATTORNEY: CGR

NAME OF MATTER: Wong, Sherwood Art

Location: 400 Stately Drive, Pasadena, MD 21122

Violation: Unsafe pool; unsafe structure open to casual entry

DISPOSITION: The matter was called for trial and the Defendant failed to appear. A default Judgment of Contempt was entered requiring the Defendant to pay \$1,000 in fines and to abate the violations on the property.

JUDGE: Mosley

ATTORNEY: CGR