

**Code Enforcement Litigation Report
November 2016**

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: Review hearing held; Defendant reported to the court that 40+ cars have been removed since last month. The next review hearing is on December 1, 2016.

JUDGE: Reilly

NAME OF MATTER: Haskins, Dietrich

Location: 204 Misty View Court, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Case entered as *nolle prosequi* as violations were abated prior to court.

JUDGE: Legum

NAME OF MATTER: Kaniewski, Ann P.

Location: 501 Townsend Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles, junk and debris, and cargo containers

DISPOSITION: The Defendant has passed away; thus, the citations were entered as *nolle prosequi*.

JUDGE: Legum

NAME OF MATTER: Lott, Lucille and Arnold, Genevieve

Location: 18 Austin Drive, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant Lott has passed away; thus, the citation against her was entered as *nolle prosequi*. The citation for Defendant Arnold will be heard on December 6, 2016.

JUDGE: Legum

NAME OF MATTER: Makarovich, Robert M.

Location: 340 Bar Harbor Road, Pasadena, MD 21122

Violation: Contempt – Construction of an addition without the required building permit in the **Chesapeake Bay Critical Area**

DISPOSITION: Matter postponed to March 7, 2017 to give Defendant a chance to complete the permit.

JUDGE: Legum

NAME OF MATTER: Macey, McArthur

Location: 23 Chestnut Hill Avenue, Severna Park, MD 21146

Violation: Operating a tree cutting business in R2 zone; no certificate of use; outside storage of oversized vehicle

DISPOSITION: The Defendant entered into a Consent Judgment whereby it was ordered that the Defendant remove the storage container from the property within 120 days unless a non-conforming use or extension is granted by the County. The Defendant has thirty (30) days to abate all of the other remaining violations on the property. A \$125.00 fine and service costs of \$45.00 were ordered (for a total of \$170.00).

JUDGE: Reilly

NAME OF MATTER: Pangle, Jr., Dallas L. & Susan F.

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Contempt – Outside storage of vehicles not properly tagged and maintenance of solid waste in the **Chesapeake Bay Critical Area**

DISPOSITION: Review hearing held; the County reported to the court that violations are 30-35% abated. The deadline to abate is December 2, 2016. The next review hearing set for January 5, 2017, at which time the deadline for abatement will have passed.

JUDGE: Reilly

NAME OF MATTER: Patel, Bhailal and Hemangini, et al.

Locations: 1871 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 98 (Patel)
1863 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 99 (Bengough)
0000 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 104 (Patel)
1874 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 105 (Patel)

Violations: Contempt – (1) Unauthorized construction of an approximate 28' x 80' addition (in two separate phases) to an existing structure between approximately 2005 and 2007 without

building or trade permit(s); and (2) unauthorized ongoing grading and stockpiling activities resulting in greater than 5,000 square feet of disturbance on each of the subject properties without grading permit or stormwater management authorization(s)

DISPOSITION: This case was postponed to January 5, 2017. Defendants have completed demolition, but need to have a final inspection on the permit. Thus, the parties agreed to additional time for that process and to get the grading permit issued.

JUDGE: Reilly

NAME OF MATTER: Rudloff, Robert F.

Location: 203 Pike Road, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: This case (citation #5Z35140670) was entered *nolle prosequi* because the violation was abated prior to court.

JUDGE: Legum

NAME OF MATTER: Russell, Joseph E. & Jeanette R. Forrester-Russell,

Location: 5243 Patrick Henry Drive, Baltimore, MD 21225
Violation: Construction of shed without the required permit

DISPOSITION: The Defendants failed to appear. Fines of \$670.00 were imposed on each Defendant (for a total of \$1,340.00). The Defendants have thirty (30) days to abate the violation on the property by applying for a building permit for the shed.

JUDGE: Reilly

NAME OF MATTER: Smith, Paul F., II

Location: 706 Hamlen Road, Glen Burnie, MD 21061
Violation: Operating a semi-detached dwelling in a R5 zoned district

DISPOSITION: Consent Judgment entered wherein a fine of \$125 was suspended pending a motion to the court from the County. Defendant is to discontinue use of the subject property as a semi-detached dwelling within sixty (60) days.

JUDGE: Legum

NAME OF MATTER: Smith, Stewart B. and Murphy, Jennifer

Location: 5223 Brookwood Road, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Citation numbers 4Z35141180 and 3Z35141179 were entered *nolle prosequi* because the Defendants abated the violations prior to court. A Default Judgment was entered in citation numbers 0Z35141183 and 1Z35141184 which ordered the Defendants to remove all junk from the property within thirty (30) days. A \$125.00 fine was ordered for each citation but suspended pending compliance. Costs of \$15.00 were ordered for each citation.

JUDGE: Legum

NAME OF MATTER: Voorhees, Jean M.

Location: 1006 Friendship Lane, West River, MD 20778

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The Defendant failed to appear in court. The Judgment requires the Defendant to abate the violation by clearing the junk and solid waste, and to register or remove all unregistered motor vehicles on the property. The Defendant has thirty (30) days to comply with the terms of the Judgment. In addition, a fine of \$2,000.00 was imposed on the Defendant.

JUDGE: Reilly

NAME OF MATTER: Whitney, Alexander and Danielle

Location: 922 1st Street, Baltimore, MD 21225

Violation: Failure to exterminate a rodent infestation

DISPOSITION: Both citations were entered *nolle prosequi* because the Defendants abated the violation prior to court.

JUDGE: Legum

NAME OF MATTER: Willard, Robert H. & Beverly G. (Injunction)

Location: 1226 Plauteau Place, Annapolis, MD 21409

Violation: Contempt – Expiration of required building permits; construction without permits.

DISPOSITION: Building permit completed; petition for contempt dismissed; and Judgments marked as satisfied.

JUDGE: Reilly

NAME OF MATTER: Zenter, John and Xiang, Ping

Location: 1457 Gesna Drive, Hanover, MD 21076

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Citation #5Z35140593 and #4Z35140592 were entered *nolle prosequi* because the violation was abated prior to court. Defendant John Zenter entered into a Consent Judgment in citation #2Z35140590 whereby he agreed to abate the violation within thirty (30) days. A fine of \$125.00 and costs of \$45.00 were ordered but suspended pending compliance. Citation #3Z35140591 was entered *nolle prosequi* because an agreement to abate the violation was reached in citation #2Z35140590.

JUDGE: Legum