

**Code Enforcement Litigation Report  
February 2017**

**NAME OF MATTER:** Adams, Roland R.

Location: 330 B Forest Beach Road, Annapolis, MD 21409

Violation: Outside storage of junk and unregistered vehicles

**DISPOSITION:** Defendant appeared in court for a modification hearing. Citation #0Z35140882 was not re-opened so that Judgment remains the same. The Court did re-open Citation #6Z35140881 and amended the Judgment to suspend the \$125.00 fine, pending compliance. Service costs of \$30.00 are due. Abatement is ordered to occur within sixty (60) days of the amended Judgment.

**JUDGE:** Legum

**NAME OF MATTER:** Ambrose Funeral Home, Inc.

Location: 396 Old Quarterfield Road, Glen Burnie, MD 21061

Violation: Grading in excess of 5,000 square feet without the required permit

**DISPOSITION:** This matter was postponed to May 4, 2017.

**JUDGE:** Mosley

**NAME OF MATTER:** Arias Brothers Management LLC

Location: 450 Brock Bridge Road and 462 Brock Bridge Road, Laurel, MD 20124

Violation: (1) Grading/clearing more than 10,000 sf. of land; reconstruction of a deck and steps and installation of security cameras at 450 Brock Bridge Road; and (2) Grading/clearing more than 18,000 sf. of land and construction of a fence greater than 6 feet at 462 Brock Bridge Road -- all without the required construction, zoning, and grading and sediment control authorizations.

**DISPOSITION:** Judgment on the County's unopposed Motion for Summary Judgment was entered in the amount of \$624,125.00 in civil penalties for violations of the County Code, plus \$250,000.00 (for a total of \$874,125.00) in damages for the Defendant's trespass onto County property. The Defendant was ordered to remove all unregistered and inoperable vehicles, junk and solid waste, oversized vehicles, and cease an illegal business operation and storage for the same on the subject property and the adjacent County property. Defendant ordered to apply for a grading permit and stormwater management plan and to apply for a building permit for a fence and a deck on the subject property that were constructed without permits. Defendant ordered to cease use of the County property and to remove all buildings and items encroaching on the County property. If Defendant fails to abate the violations on the subject property or the County property, or fails to remove the buildings or fence from

the County property, the County is authorized to abate the violations at the Defendant's expense.

**JUDGE:** Goetzke

**NAME OF MATTER: Barrington, Charles Jr., and Roberta E.**

Location: 815 203rd Street, Pasadena, MD 21122  
Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The two citations in this matter were entered *nolle prosequi* per the inspector. The violations have been abated.

**JUDGE:** Legum

**NAME OF MATTER: Belt, Corey and Zanett**

Locations: 736 Queenstown Road, Severn, MD 21144 and vacant parcel adjacent to 736 Queenstown Road  
Violations: Contempt – (1) Zoning violations: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building violations: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and (3) Grading violations: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

**DISPOSITION:** There was a review hearing on this matter on 2/23/17. The Defendants submitted their grading plan application seven days prior to the review hearing. The County is now reviewing the grading plan application and will issue a response within fourteen (14) days. As a result, this matter was set for a new review hearing on April 27, 2017.

**JUDGE:** Mosley

**NAME OF MATTER: Branagan, Randy**

Location: 8452 Bay Dr., Pasadena, MD 21122  
Violation: Outside storage of unregistered vehicles and junk; operating an illegal business (boat repair)

**DISPOSITION:** The Defendant failed to appear the Court. Three Judgments were entered corresponding with each citation. The total of the three (3) Judgments is \$500.00. The Defendant must also immediately cease use of the property as a place of business.

**JUDGE:** Legum

**NAME OF MATTER: Carroll, Shelly A.**

Location: 8448 Maryland Road, Pasadena, MD 21122

Violation: Construction of an addition, deck, and pool without the required permits

**DISPOSITION:** The Defendant was not present at Court. She is currently in Chapter 7 Bankruptcy and there is a stay in place. The matter was postponed and will be monitored to see if the stay is lifted.

**JUDGE:** Mosley

**NAME OF MATTER: Dixon, Evon A.**

Location: 408 McBride Lane, Severna Park, MD 21146

Violation: Accessory structure unsafe and open to casual entry

**DISPOSITION:** Per the inspector, this matter was dismissed via a motion filed prior to Court. The violation has been abated.

**JUDGE:** N/A

**NAME OF MATTER: Eberhart, David K. Sr.**

Location: 1116 and 1118 Shore Drive, Edgewater, MD 21037

Violations: (1) Unauthorized grading resulting in disturbance exceeding 5,000 sf. in the **Chesapeake Bay Critical Area** and buffer modification area without an approved grading permit or Stormwater Management Plan; (2) Unauthorized demolition of two structures without an approved building permit

**DISPOSITION:** This matter was removed from the docket due to lack of service. A new hearing date is scheduled for April 6, 2017.

**JUDGE:** N/A

**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 occurred and Defendant is making progress towards abatement. The next review hearing will occur on April 6, 2017.

**JUDGE:** Mosely

**NAME OF MATTER: Gartleman, Gilbert and Meek, Julie**

Location: 8 Lake Shore Drive, Pasadena, MD 21122  
Violation: Outside storage of junk

**DISPOSITION:** This matter was re-set for April 6, 2017 prior to court.

**JUDGE:** N/A

**NAME OF MATTER: Goode, James and Margaret**

Location: 815 Oregon Avenue, Linthicum Heights, MD 21090  
Violations: Contempt – Grading without a permit; no approved stormwater management plan; construction of fence without a permit; performing work out of scope of permit; all without a building permit revision

**DISPOSITION:** Petition for contempt was dismissed. A standard grading plan was issued and implemented onsite.

**JUDGE:** Mosely

**NAME OF MATTER: Huth, Louis G.**

Location: 1201 Villa Isle Court, Pasadena, MD 21122  
Violation: Contempt – Storage of unregistered/untagged vehicles; junk and debris; boat storage

**DISPOSITION:** Defendant failed to appear. A Judgment of Constructive Civil Contempt was entered. Defendant was sentenced to 120 days at the detention center for his contempt of court. Defendant may purge the contempt and be released from the detention center by paying the outstanding fine of \$6,000 and by removing all unregistered and inoperable vehicles, junk and solid waste from the subject property. A Warrant was issued with no bond; Defendant to be taken to the detention center.

**JUDGE:** Mosley

**NAME OF MATTER: Mays, William and Faye**

Location: 7931 Tower Court Rd., Severn, MD 21144  
Violation: Outside storage of unregistered vehicles

**DISPOSITION:** William Mays filed a postponement request on his citation prior to court and his matter was not on the docket. Faye Mays' matter was entered *nolle prosequi*

per the inspector because the violation has been abated. The County is going to enter William Mays' matter *nolle prosequi*, as well.

**JUDGE:** Legum

**NAME OF MATTER: Parker, Curtis and Lois**

Location: 607 Cedar Hill Road, Baltimore, MD 21225

Violation: Leaking water pipe

**DISPOSITION:** This matter was postponed for thirty (30) days. The Defendants verified that their church has contracted with a plumber to complete the repairs on their home. The pipe should be fixed within a week. The Defendants were told to contact the Health Department as soon as they complete the work.

**JUDGE:** Legum

**NAME OF MATTER: Parrish, John M. and Susan R.**

Location: 4608 Ritchie Highway, Baltimore, MD 21225

Violation: Construction of a deck without the required building permit

**DISPOSITION:** Each Defendant entered into a Consent Judgment whereby they were ordered to abate the violation by June 8, 2017. A fine of \$500.00 was ordered against each Defendant (for a total of \$1,000.00), but suspended pending compliance. Service costs of \$45.00 were ordered for each Defendant (for a total of \$90.00).

**JUDGE:** Legum

**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:** Case postponed to March 2, 2017, as Defendant is working on getting the permits.

**JUDGE:** Mosley

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

Location: 1902 Cannon Ball Court, Odenton, MD 21113

Violation: Construction of shed greater than 64 sf. without the required permit

**DISPOSITION:** Prior to court, the judgment was satisfied and violation abated, so the hearing was cancelled.

**JUDGE:** N/A

**NAME OF MATTER: Smith, Glenn P. and Dolores C.**

Location: 1352 Odenton Road, Odenton, MD 21113

Violation: Contempt – (1) Unauthorized construction of an addition to an existing commercial structure without building or trade permits; (2) unlawful continuance of regulation construction activities while Stop Work Order is in effect; and (3) failure to comply with approved grading permit plans.

**DISPOSITION:** This matter was postponed to April 6, 2017, as Defendants are working on completing the permits.

**JUDGE:** Mosley

**NAME OF MATTER: Yanaz, Alex**

Location: 184 Southwood Road, Pasadena, MD 21122

Violation: Grading without the required permit

**DISPOSITION:** This matter was postponed to April 6, 2017 prior to court.

**JUDGE:** N/A